

# APPROVED MINUTES

## VILLAGE OF ANTIOCH PLANNING AND ZONING BOARD – REGULAR MEETING Municipal Building: 874 Main Street, Antioch, IL 60002 January 8, 2025

### **A. CALL TO ORDER**

Chairman McCarty called the January 8, 2025 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: Sanfilippo, Carstensen, Misch, Madigan, and Martinez. Also present were Chairman McCarty, Community Development Director Coppari, Attorney Campbell, and Recording Secretary Thiel. Absent: Commissioner Turner.

### **D. ANNOUNCEMENTS AND CORRESPONDENCE**

Mr. Howard Coppari introduced himself as the Village's new Community Development Director.

### **E. APPROVAL OF THE DECEMBER 4, 2024 PLANNING & ZONING BOARD MEETING MINUTES AS PRESENTED**

Commissioner Carstensen moved, seconded by Commissioner Sanfilippo, to approve the December 4, 2024 Planning and Zoning Board meeting minutes as presented.

Upon roll call, the vote was:

**YES: 6:** Sanfilippo, Carstensen, Misch, Madigan, Martinez, and McCarty.

**NO: 0.**

**ABSENT: 1:** Turner.

**THE MOTION CARRIED.**

### **F. PUBLIC COMMENT**

None.

### **G. OLD BUSINESS**

None.

### **H. NEW BUSINESS**

#### **1. PZB 24-15 – Consideration of a request for a variance for an existing Electronic Message Board Sign at the existing Antioch Community High School campus, located at the address commonly known as 1133 Main Street; PIN 02-17-104-006**

Director Coppari presented the staff report that was prepared by former Community Development Director Michael Garrigan. He explained that the applicant previously submitted a request for a Special Use and a Variance to display graphics and additional coloring on their existing EMB sign, and the board previously denied the request. The applicant has submitted another request for a Variance to allow them to display more colors and graphics. Director Coppari reviewed the concerns about allowing the use of graphics. Staff recommended denial of the Variance because the applicant does not meet the required findings of fact or standards needed to allow a variation from the ordinance.

Secretary Thiel administered the oath to those wishing to testify.

Dr. Jeff Feucht, Superintendent for Community High School District 117, explained that they would like to display colors and animations on the EMB sign to be more engaging. He added that they would also be willing to post Village events that are appropriate for minors. Dr. Feucht shared a brief video showing the graphics displayed on the Lakes Community High School sign as an example of what graphics and colors they would like to display on the sign at the Antioch Community High School.

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Commissioner Sanfilippo asked if there was a calendar of events that would be displayed on the sign. Dr. Feucht gave an example of displaying a message regarding the upcoming 8<sup>th</sup> grade open house. Commissioner Sanfilippo asked how many different messages there would be and how often special messages and holidays would be displayed. Dr. Feucht stated there would be six to eight different messages displayed each day, and they would be changed every day or two.

Commissioner Carstensen explained that a lot of time and effort was spent creating the sign ordinance and a precedent has been set. She added that the ordinance states that only public entities can use EMB signs and there are certain requirements that must be met. She shared examples of other public entities that are utilizing EMB signs and explained that some of them were installed without prior approval. Dr. Feucht stated that the sign at the high school was approved when it was originally installed but needed to be replaced because the sign did not work. Chairman McCarty and Commissioner Sanfilippo both advised Dr. Feucht that the sign at the high school was not installed with prior approval.

Dr. Feucht added that the sign is controlled by a cloud-based system that the Village could have access to and be able to add events to be displayed.

Commissioner Misch expressed her concerns about the brightness of the sign and the distraction it may cause to traffic if graphics are allowed to be displayed.

Commissioner Madigan also expressed concerns about additional graphics being distracting to traffic on Main Street. She explained that the sign at Lakes Community High School is set further back from the main road and believes that makes it less of a distraction to motorists. Whereas the Antioch Community High School sign is located directly next to Main Street. She added that she believes the high school can still display messages to the public without the use of graphics and conforming to the sign ordinance.

Commissioner Martinez commended the high school district with using many resources to communicate information to its students and parents. He does not believe it is necessary to have the sign display information with additional graphics. He added that there is no crossing guard to assist students crossing Main Street, and many students don't use the crosswalk. He is concerned that adding graphics to the sign would create more of a distraction for motorists and therefore pose a danger to the students that must cross Main Street.

Chairman McCarty explained that the size of the sign was previously approved, but the use of graphics was denied. He shared neighboring residents had complained of the brightness of the sign which is the reason why the board agreed to allow the sign to be on between the hours of 7:00 am and 7:00 pm. He expressed appreciation to Dr. Feucht for his input and offer to display Village events on the sign.

Commissioner Carstensen moved, seconded by Commissioner Misch, to deny the variance for PZB 24-15. Upon roll call, the vote was:

**YES: 6:** Sanfilippo, Carstensen, Misch, Madigan, Martinez, and McCarty.

**NO: 0.**

**ABSENT: 1:** Turner.

**THE MOTION CARRIED.**

### **I. ADJOURNMENT**

There being no further discussion, the Planning and Zoning Board regular meeting adjourned at 7:24 pm.

Respectfully submitted,

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Rachel Thiel  
Recording Secretary