

APPROVED MINUTES

**VILLAGE OF ANTIOCH
PLANNING AND ZONING BOARD – REGULAR MEETING
Municipal Building: 935 Skidmore Drive, Antioch, IL 60002
May 6, 2026**

A. CALL TO ORDER

Chairman McCarty called the May 6, 2026 regular meeting of the Planning and Zoning Board to order at 7:01 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 Zakroczymski. Also present were Chairman McCarty, Community Development Director Janeck, Attorney Miller, and Recording Secretary Thiel. Commissioner Turner was absent.

D. ANNOUNCEMENTS AND CORRESPONDENCE

None.

E. APPROVAL OF THE MARCH 4, 2026 PLANNING AND ZONING BOARD (PZB) MEETING MINUTES AS PRESENTED

Commissioner Sanfilippo moved, seconded by Commissioner Carstensen, to approve the March 4, 2026 PZB regular meeting minutes as presented.

Upon roll call, the vote was:

YES: 5: Sanfilippo, Carstensen, Misch, Zakroczymski, and McCarty.

NO: 0.

ABSTAIN: 1: Madigan.

ABSENT: 1: Turner.

THE MOTION CARRIED.

F. PUBLIC COMMENT

None.

G. OLD BUSINESS

None.

H. NEW BUSINESS

1. PZB 26-06 – Public Hearing regarding amendments to the Zoning Code related to zoning and development fees, commercial window signage requirements, electronic message board regulations, certain definitions, and alterations to permitted and special uses in the various Downtown zoning districts in the Village of Antioch. The amendments to be considered include, but are not limited to, the following zoning code sections:

- **Section 5.8.2 Prohibited Conduct (Rental Properties)**
- **Section 10.3.3 Uses, Height, Parking and Servicing**
- **Section 10.14.6 Permanent Signage**
- **Section 10.14.7 Window Promotional Signage**
- **Section 10.14.14 Electronic Message Boards**

Director Janeck advised the Commission that there are multiple changes to the zoning code being proposed. He added that fee changes are also being proposed but are not within the Commission's purview. Director Janeck has determined that the Village of Antioch's development fees are currently higher than surrounding communities and will be proposing to lower those fees. He continued to review the proposed changes to the zoning code including changes related

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to electronic message boards (EMB), commercial window signage, taverns and brew pubs, and light industrial uses in the Transitional Core zoning district. He provided a brief review of the proposed changes to each of the subject topics.

Commissioner Carstensen asked for clarification on only allowing civic use for EMBs in the Village Core district. Director Janek stated that EMBs are allowed in all commercial districts and are allowed for civic use in other zoning areas. EMBs are only allowed in the downtown Village Core unless it is for civic use.

Commissioner Carstensen stated she does not agree with the proposed off times of 2:00 am to 5:00 am due to past complaints from residents regarding the existing EMB located at the high school. Chairman McCarty responded that there are additional restrictions for the high school's EMB due to the proximity to residential homes. He added that residents could request to have lighting output tested to ensure their property is not negatively affected. Director Janek added that the times can be altered any time a new EMB is proposed.

Commissioner Carstensen also asked for clarification on the proposed design elements of EMB signs. Director Janek explained that he is proposing to reduce the design elements mentioned in the code. Chairman McCarty added that it will allow applicants a standard to work with.

Chairman McCarty clarified that microbreweries are allowed and brew pubs and taverns are permitted under special use. Director Janek added that brew pubs and taverns are similar because they don't cook or serve food, but they allow food to be brought in.

Commissioner Carstensen asked Director Janek to explain the changes to the transitional core. Director Janek explained the boundaries of the transitional core and the allowed industrial uses.

Chairman McCarty commended Director Janek on his hard work related to reassessing the fees and the proposed amendments.

Secretary Thiel administered the oath to those wishing to testify.

Mr. Richard Schlacke, Depot Street resident, spoke of the building fire that took place at 212 W Depot Street. He asked if truck trailers are allowed to be parked on the property under the current zoning and if there are any safety regulations to monitor what is in the trailers. He expressed his concerns about the safety of industrial use.

Mr. David Bromley with Chicago Sign Group, stated he was present on behalf of Heartland Baptist Church, the applicant for the EMB proposed for 1350 South Main Street. He shared some of his knowledge related to EMB regulations related to lighting, placement in relation to residential, and size.

Director Janek acknowledged Mr. Schlacke's concerns related to industrial use and truck trailers. He advised that most of the older existing buildings do not have fire suppression systems, but new buildings are required to have fire suppression and alarm systems.

Commissioner Madigan moved, seconded by Commissioner Zakroczymski, to approve PZB 26-06 as presented. Upon roll call, the vote was:

YES: 6: Sanfilippo, Carstensen, Misch, Madigan, Zakroczymski, and McCarty.

NO: 0.

ABSENT: 1: Turner.

THE MOTION CARRIED.

2. PZB 26-05 – Public Hearing regarding a variation and special use for relief relative to allowing the Petitioner the ability to construct and install an Electronic Message Board (EMB) without columns attached to the sign structure, on the property commonly known as 1350 South Main Street; PIN 02-17-302-010

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Mr. Bromley presented two rendering options for the proposed EMB sign to be located at 1350 South Main Street. He explained the sign design and landscaping and added the applicant is requesting they be allowed to omit the required columns.

Chairman McCarty asked Mr. Bromley if he was hoping for approval of rendering "Option B", EMB with columns, or rendering "Option C", EMB without columns. Mr. Bromley responded they are seeking approval to construct the sign without the required columns as shown in "Option C".

Director Janeck advised the Commission that the code requires columns, but the requested variance will allow the omission of the columns. He asked Mr. Bromley whether he understood the existing code regarding allowed colors and imaging on EMBs and that the applicant would be required to comply with the existing code if the previously discussed amendments were not approved by the Village Board. Mr. Bromley indicated that he understood and agreed.

Chairman McCarty asked for clarification on the distance between the sign and the building.

Commissioner Sanfilippo asked if there should be discussion about the times the sign is allowed to be on. Director Janeck stated it was not necessary because it is addressed in the amendments to the code. He advised that the Village Board will vote on the amendments first, then this request.

Commissioner Carstensen added that there is residential near the subject property. Mr. Bromley advised that they can set a dimming schedule on the sign. Chairman McCarty added that the residential properties are not within 100-feet of the subject property.

Commissioner Misch asked if the sign will take up a parking spot and reiterated the concerns related to potential impact on nearby residents.

Commissioner Madigan asked for clarification on the location of the bollards. Mr. Bromley stated the bollards will only be located on the west side of the sign.

Secretary Thiel administered the oath to those wishing to testify.

Mr. Daryl Hamlin, Needlegrass Parkway resident, asked for an explanation on the required landscaping. Mr. Bromley stated that almost every city requires a certain amount of landscaping. Director Janeck added that is part of the code for aesthetics.

Secretary Thiel administered the oath to those wishing to testify.

Ms. Sheila Barret, Round Lake Beach resident, added that taking away the columns would make it easier for cars to pass through the parking lot and the bollards will take away about 3-feet of the drive lane. She added that there is an existing pole sign in the location of the proposed EMB, so they would not lose a parking spot.

Commissioner Madigan moved, seconded by Commissioner Sanfilippo, to recommend approval of the variation for PZB 26-05, presented as "Option C" of the renderings (attached as "Exhibit A").

Upon roll call, the vote was:

YES: 6: Sanfilippo, Carstensen, Misch, Madigan, Zakroczymski, and McCarty.

NO: 0.

ABSENT: 1: Turner.

THE MOTION CARRIED.

Commissioner Madigan moved, seconded by Commissioner Misch, to recommend approval of the special use for PZB 26-05 as presented.

Upon roll call, the vote was:

YES: 6: Sanfilippo, Carstensen, Misch, Madigan, Zakroczymski, and McCarty.

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NO: 0.

ABSENT: 1: Turner.

THE MOTION CARRIED.

3. PZB 26-07 – Public Hearing regarding a Variation for relief relative to allowing the Petitioner the ability to construct a building not strictly in accordance with Section 10.10.10.1 Building Design, on the property commonly known as 212 Depot Street; PIN 02-08-404-003

Director Janeck shared that the subject property had a building that burned down. The petitioner would like to construct a new industrial use building, but the current code does not allow for industrial use in the Transitional Core. He added that if the Village Board approves the previously discussed code amendments, then industrial use would be allowed. The petitioner is requesting a variation to the design standards and understands that the building can only be used as industrial after the code amendments are approved by the Village Board.

Chairman McCarty inquired about the current zoning for the subject property. Director Janeck answered that it is currently zoned Transitional Core.

Commissioner Carstensen asked for clarification on the boundaries of the Transitional Core.

Commissioner Zakroczymski commented that the proposed building will look nicer than the current state of the property.

Mr. Schlake requested clarification on permitted use and industrial use. Director Janeck stated that if the Village Board approved the proposed code amendments, the petitioner will be required to come back to the Commission to request permission for industrial use. The petitioner is currently only requesting permission to construction of a building. Mr. Schlake expressed concerns about traffic, noise, and environmental impact of industrial use.

Commissioner Sanfilippo added that the petitioner’s proposed plan shows use of the existing site access.

Secretary Thiel administered the oath to those wishing to testify.

Mr. Brian Filiatreault, present on behalf of the petitioner, explained that the proposed building is anticipated to house smaller “mom and pop” businesses.

Commissioner Sanfilippo moved, seconded by Commissioner Zakroczymski, to recommend approval of the variation for PZB 26-07 as presented.

Upon roll call, the vote was:

YES: 6: Sanfilippo, Carstensen, Misch, Madigan, Zakroczymski, and McCarty.

NO: 0.

ABSENT: 1: Turner.

THE MOTION CARRIED.

I. ADJOURNMENT

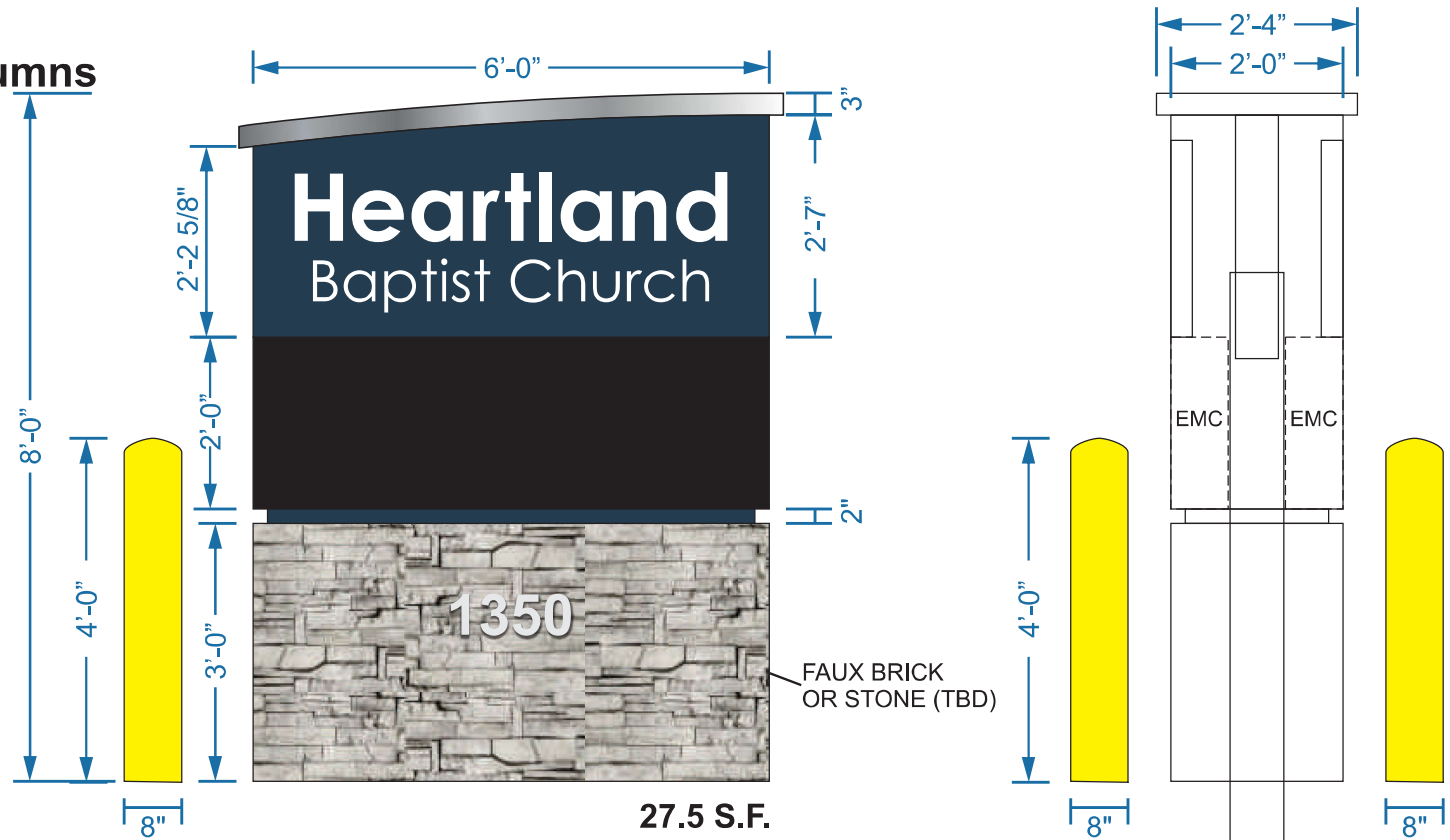
There being no further discussion, the Planning and Zoning Board regular meeting adjourned at 7:59 pm.

Respectfully submitted,

Rachel Thiel
Recording Secretary

Exhibit A

OPTION C without columns



DOUBLE FACE MONUMENT SIGN

2' X 6' 10MM ELECTRONIC MESSAGE CENTER
ID SECTION, 6'-0" X 2'-7" W/ 3" ALUMINUM CAP:
ROUTED ALUMINUM FACE, PAINTED PMS 303 C
BACKED UP WITH WHITE ACRYLIC, INTERNAL ILLUM
USE EXISTING STEEL SUPPORT (MODIFIED)
ADD SECOND STEEL SUPPORT
BASE FAUX BRICK OR STONE TEXTURE (TBD).
2" REVEAL
TWO 4'-0" HIGH 8" BOLLARDS

303

EXISTING
STEEL

<p>Chicago Sign Group, llc 305 Albert Drive Vernon Hills, IL 60061 847.899.9021 www.ChicagoSignGroup.com David@ChicagoSignGroup.com</p>	<p>Customer: HEARTLAND BAPTIST CHURCH PASTOR AARON BARRETT CHUCK SIMPSON 1350 MAIN STREET ANTIOCH, IL 60002 heartlandbc_1@att.net</p>	<p>Location: 1350 MAIN STREET ANTIOCH, IL 60002 847-710-2190</p>	<p>Customer Approval _____</p> <p>Landlord Approval _____</p>	<p>© Copyright 2014 by Chicago Sign Group, llc All designs presented are the sole property of Chicago Sign Group, llc and may not be reproduced in part or in whole without written permission.</p>
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Exhibit A

Option C In Situ Rendering without columns



Chicago Sign Group, llc

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David@ChicagoSignGroup.com

Customer:

HEARTLAND BAPTIST CHURCH
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heartlandbc_1@att.net

Location:

1350 MAIN STREET
ANTIOCH, IL 60002

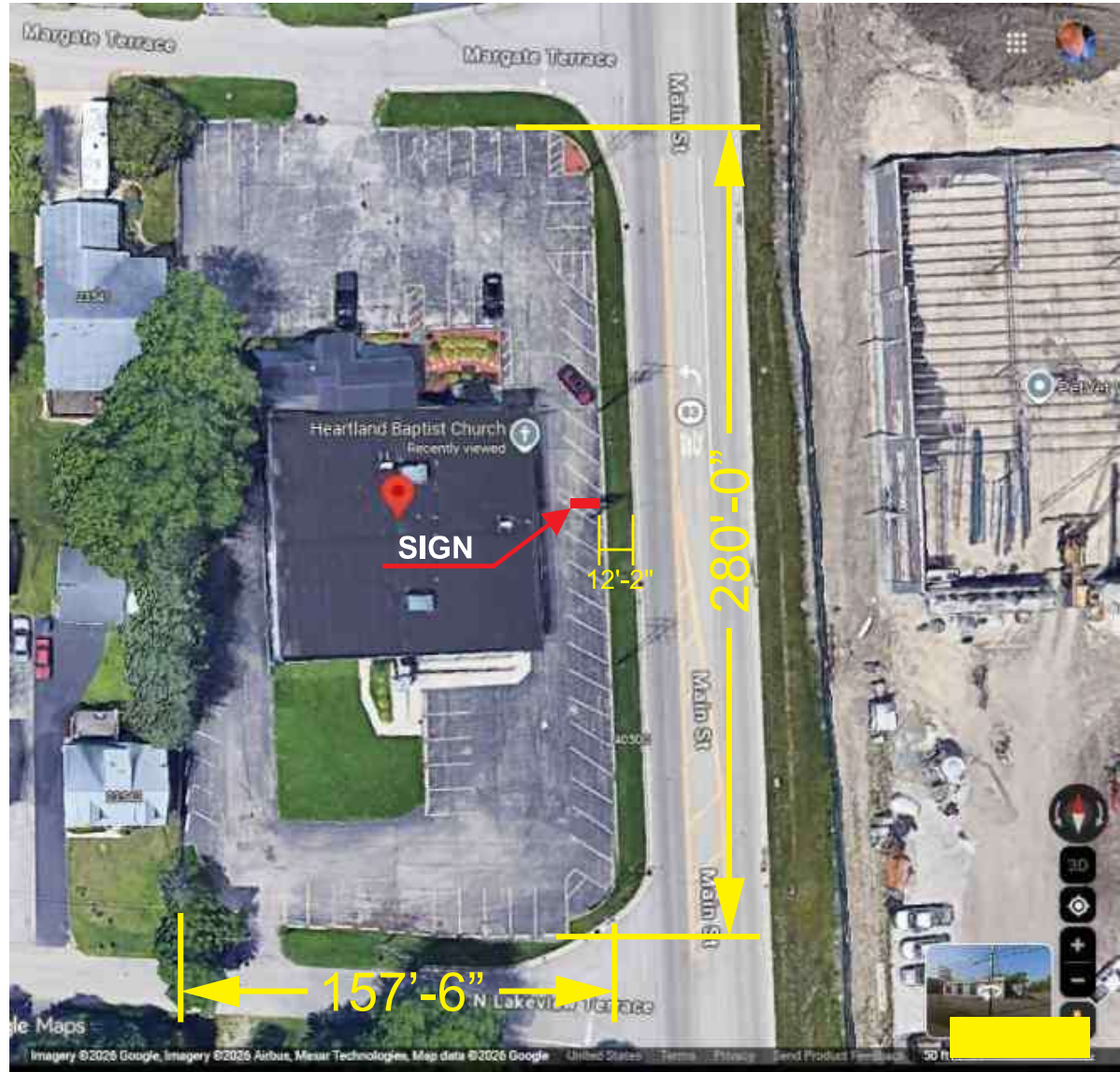
Customer Approval _____

Landlord Approval _____

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Exhibit A

Measurements



SCALE: 1" = 690.44"

<p>Chicago Sign Group, llc 305 Albert Drive Vernon Hills, IL 60061 847.899.9021 www.ChicagoSignGroup.com David@ChicagoSignGroup.com</p>	<p>Customer: HEARTLAND BAPTIST CHURCH PASTOR AARON BARRETT CHUCK SIMPSON 1350 MAIN STREET ANTIOCH, IL 60002 heartlandbc_1@att.net</p>	<p>Location: 1350 MAIN STREET ANTIOCH, IL 60002</p>	<p>Customer Approval _____</p> <p>Landlord Approval _____</p>	<p>© Copyright 2014 by Chicago Sign Group, llc All designs presented are the sole property of Chicago Sign Group, llc and may not be reproduced in part or in whole without written permission.</p>
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