VILLAGE OF ANTIOCH
PLANNING AND ZONING BOARD – REGULAR MEETING
Municipal Building: 935 Skidmore Drive, Antioch, IL 60002
September 2, 2026

A. CALL TO ORDER

Chairman McCarty called the September 2, 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*, Parks, Madigan, Zakroczymski*, and Turner. Also present were Chairman McCarty, Community Development Director Janeck, Attorney Miller, and Recording Secretary Thiel.

**Indicates attendance via Zoom.*

D. ANNOUNCEMENTS AND CORRESPONDENCE

None.

E. APPROVAL OF THE AUGUST 5, 2026 PLANNING AND ZONING BOARD (PZB) MEETING MINUTES AS PRESENTED

Commissioner Turner moved, seconded by Commissioner Sanfilippo, to approve the August 5, 2026 PZB regular meeting minutes as presented.
Upon roll call, the vote was:
YES: 6: Sanfilippo, Parks, Madigan, Zakroczymski, Turner, and McCarty.
NO: 0.
ABSTAIN: 1: Carstensen.
THE MOTION CARRIED.

F. PUBLIC COMMENT

None.

G. OLD BUSINESS

Chairman McCarty announced that PZB 26-10 would be discussed prior to PZB 26-09.

Attorney Miller read aloud Section 10-4-5 of the Village's Zoning Code, which outlines the standards for granting a Variance. He explained that the Commission's role is to make factual findings supporting its recommendation to the Village Board.

1. PZB 26-10 – Public Hearing regarding a request for a variation to allow the petitioner the ability to construct a detached garage in the front yard of the subject property on the property commonly known as 155 Zelinger Lane; PIN 02-05-400-002

Secretary Thiel administered the oath to those wishing to testify.

Commissioner Madigan asked for clarification on the area that will be asphalt and asked if the proposed garage would be a single story.

Mr. Eric Hoffman, petitioner and owner of 155 Zelinger Lane, stated that the proposed asphalt is under the 40% maximum of impervious surface and the footprint of the new driveway is narrower than the old driveway. He added that the garage will not have a second story.

Commissioner Turner asked what the purpose was of the additional detached garage. Mr. Hoffman stated it would just be used for storage.

Commissioner Madigan moved, seconded by Commissioner Turner, to approve PZB 26-10 with the following stipulations:

1. Compliance with the requirements of the Village Engineer.
2. Compliance with the requirements of the Antioch Fire Protection District.
3. That the applicant adhere to all building codes of the Village at time of construction.

Upon roll call, the vote was:
YES: 7: Sanfilippo, Carstensen, Parks, Madigan, Zakroczymski, Turner, and McCarty.
NO: 0.
THE MOTION CARRIED.

2. PZB 26-09 – Public Hearing regarding a request for a special use to allow the petitioner the ability to construct and operate and Early Learning school facility on the property commonly known as the approximately 23 acres of land located at the southwest corner of North Avenue and Tiffany Road; PIN 02-07-200-011

Attorney Miller read aloud Section 10-4-9 of the Village Code which outlines the standards for granting a Special Use. He explained that the Commission's role is to make factual findings supporting its recommendation to the Village Board.

Secretary Thiel administered the oath to those wishing to testify.

Mr. Aron Borowiak, Superintendent of School District 34, thanked Director Janeck and Administrator Lichterman for their feedback and guidance regarding items raised during the August PZB meeting. He stated that District staff also met with Police Chief Guttschow and representatives of the Tiffany Farms Homeowners Association to obtain additional feedback. He reviewed the purpose of the request, which is to construct a new early learning center (ELC). Mr. Borowiak also summarized the traffic study, noting that traffic counts were collected during peak traffic periods and that traffic volumes begin to decline at approximately 8:00 a.m.

Mr. Bryon Krebs, with CCS Consertus, provided information regarding the District's current student arrival times and enrollment, as well as projected enrollment for the 2028–2029 school year.

Chairman McCarty asked for clarification on the projected enrollment at the proposed ELC. Mr. Borowiak explained the projected enrollment by grade and classroom level. Chairman McCarty clarified that he was asking about the building's overall capacity.

Mr. Marc Rogers, with CCS Consertus, confirmed that the overall capacity of the proposed ELC is 600 students. Chairman McCarty added that the overall capacity stated is without a third wing being added and asked if the third wing could accommodate an additional 300 students. Mr. Rogers responded that they are unsure of the exact number of students the proposed future third wing could accommodate.

Mr. Krebs reviewed the morning and afternoon peak traffic levels of service. He stated that the traffic model was based on calculated traffic volumes and indicated that eastbound traffic would be affected by the proposed ELC. He explained that, without a traffic manager, a traffic signal would be needed to mitigate traffic impacts.

Mr. Krebs also described a time-lapse video showing a traffic manager directing vehicles at the intersection of Tiffany Road and Highview Drive. He recommended that the Village and District enter into an intergovernmental agreement regarding traffic management. He reviewed several potential traffic-control improvements, including all-way stops, an all-way stop with a left-turn movement on Tiffany Road, a right-turn movement on Highview Drive, a signalized intersection, and a managed intersection. Mr. Krebs stated that he would not recommend alternatives other than a traffic manager at this time.

Mr. Krebs reviewed the proposed two entrance and exit locations for the site. To separate bus and passenger-vehicle

traffic, signage and electronic gates would be utilized. He also reviewed traffic conditions at Tiffany Road and North Avenue and at North Avenue and Trevor Road. He stated that all-way stops were recommended at these intersections. He added that feedback from Tiffany Farms residents indicated that North Avenue is frequently used for speeding. Mr. Krebs stated that all-way stops would help slow down traffic. He added that the District would ask that the Village and Lake County install school-zone speed limit signs on North Avenue and Tiffany Road.

Mr. Krebs reviewed sidewalk options and stated that the District would provide a sidewalk along the southwest corner of the site connecting to Tiffany Farms but would like to defer the frontage sidewalk construction until a continuous sidewalk network is available. A sidewalk will be added on the southwest corner of the site that will connect directly into Tiffany Farms. Currently there is a one-way stop at the intersection of Tiffany Farms Road and Indian Trail Road, and the HOA has request that the intersection be an all-way stop, therefore the District is requesting that the Village provide the signage to make the intersection an all-way stop.

Chairman McCarty asked for clarification on the sidewalk extensions. Mr. Krebs responded that the District would install the sidewalks along the subject property when the Village installs sidewalks to extend to both Tiffany Farms entrances.

Commissioner Carstensen asked about the width of the sidewalk between Tiffany Farms and the school site. Mr. Krebs stated that the sidewalk on the southeast side of the lot would be a standard four feet wide.

Mr. Krebs continued to address special event parking. He stated that the largest space would accommodate up to 750 participants. The site plan includes 266 parking spaces, with potential overflow parking in a grass area for approximately 90 additional vehicles. Additionally, the District requests that the County and Village install “No Parking” signs along Tiffany Road and North Avenue.

Mr. Krebs also addressed the gate at the W. C. Petty parking lot entrance on Cameron Drive. He stated that the gate is not relevant to the proposed special use application, however, Tiffany Farms residents had expressed concerns regarding the potential closure of the gate. He recommended that the gate not be considered when reviewing the proposed special use, but encouraged continued discussions regarding the gate between the District, the Village, and the Tiffany Farms HOA.

Mr. Rogers summarized the proposal and stated that the District hopes to bid the project in November 2026, break ground in the spring of 2027, and have the school open for the 2028–2029 school year. He stated that the proposed development would not impede or be injurious to adjacent properties.

Commissioner Sanfilippo asked for clarification regarding bus transportation.

Secretary Thiel administered the oath to those wishing to testify.

Dr. Maria Treto-French, District 34 Assistant Superintendent, stated that five to six buses currently drop students off at the existing ELC before continuing to serve other schools. At the proposed ELC, buses would be designated specifically for ELC students. She also clarified the proposed school start times.

Commissioner Sanfilippo asked about the differing student enrollment figures presented for the 2028–2029 school year. Dr. Treto-French explained that enrollment changes as the school year progresses and more students are added to the early learning program.

Commissioner Sanfilippo asked whether the District was proposing a traffic controller. Dr. Treto-French stated that the District would continue using its current arrangement and was not proposing additional staff at this time. Mr. Rogers confirmed that no additional traffic staff were proposed based on the traffic modeling.

Commissioner Sanfilippo also asked whether pre-k and kindergarten events would be held separately. Mr. Borowiak confirmed that they would. Chairman McCarty noted that parking concerns extend beyond regular school operations. Mr. Rogers stated that the proposed parking supply exceeds Code requirements. Mr. Borowiak noted that the proposed parking lot would be larger than the parking lots at the District’s existing schools and provided meet-and-greet nights as an example of events requiring additional parking.

Commissioner Carstensen asked for clarification as to whether the District would provide sidewalks along the subject property regardless of whether sidewalk extensions are completed. Mr. Rogers clarified that the District would request that the matter be deferred until the Village determines whether it will provide the extensions.

Commissioner Parks asked whether projected Village growth had been considered and how it could affect enrollment at the proposed ELC. Mr. Borowiak stated that the District does not currently have definitive growth projections. He noted that approximately two years earlier, the Clublands Phase 4 development was projected to generate approximately 12 students per year. He added that District enrollment has declined recently but is expected to level off and increase in the coming years.

Chairman McCarty asked Director Janeck whether he wished to provide additional information. Director Janeck noted that a townhouse project on Main Street had been discussed, but no final plans for additional housing had been approved. In response to a question regarding potential development near Tiffany Road and North Avenue, Director Janeck estimated that approximately 185 homes could be constructed in the area.

Commissioner Zakroczymski asked whether the 2029–2030 school-year enrollment projection had been considered in the traffic study. Mr. Borowiak stated that future enrollment is difficult to predict. He stated that projections were based on past practice and explained that, under the preschool grant program, enrollment may begin the school year with approximately 90 to 100 students and increase to approximately 140 students by the end of the year.

Commissioner Turner asked for clarification regarding staggered school start times, noting that the period between approximately 8:20 and 8:30 a.m. could become congested. He asked whether the District had contacted residents of the Woods of Antioch and expressed concern about traffic impacts on the Woods of Antioch and Sequoit Terrace. Commissioner Turner stated that traffic in Antioch is generally challenging and that the railroad contributes to traffic delays. He expressed frustration that the traffic impacts on the Woods of Antioch and Sequoit Terrace neighborhoods had not been considered.

Secretary Thiel administered the oath to those wishing to testify.

Ms. Mary Beth Hulting, President of the District 34 Board of Education, stated that another elementary school would eventually be needed at the Savage site. She noted that the proposed site is not substantially farther from the current ELC location and stated that the high school experiences similar traffic-related challenges.

Commissioner Turner stated that if traffic must be managed, a more centrally located site would be advantageous.

Mr. Rogers stated that the District could only evaluate sites under its control. He explained that transporting students by bus to the Savage site could add more than 30 minutes to travel time. He also noted that the pre-k program is grant-based.

Ms. Hulting stated that the District is seeking to avoid the need for a referendum and to consolidate kindergarten students from the District's other schools into one location.

Commissioner Turner acknowledged the District's objectives but expressed concern that the Village would be dealing with the effects of the decision for many years. He reviewed prior changes and adjustments involving Antioch schools and asked whether expanding the Hillcrest location had been considered. Mr. Borowiak stated that the District had considered a location near the new roundabout, but it would not be sufficient to serve a full ELC. Ms. Hulting added that the District must adjust to changing conditions.

Commissioner Turner asked whether the District 34 Board's vote was unanimous. Ms. Hulting responded that the vote was split, 4–3. Mr. Borowiak characterized the vote as geographically divided.

Chairman McCarty stated that he continued to believe the Savage site would be a better location. He expressed concern that the proposed ELC would egregiously affect the homes in Tiffany Farms and to the west of the subject property, as well as egregiously affect the roadways and intersections at North Avenue and Trevor Road, North Avenue and Tiffany Road, and Tiffany Road and Highview Drive. Chairman McCarty stated that additional improvements to address roadway

and area conditions had not been presented. Based on those concerns, he stated that he would recommend denial of the request.

Chairman McCarty moved, seconded by Commissioner Turner, to deny PZB 26-09 based on the finding that the proposed special use would be injurious to other property in the immediate area.
Upon roll call, the vote was:
YES: 4: Parks, Zakroczymski, Turner, and McCarty.
NO: 3: Sanfilippo, Carstensen, and Madigan.
THE MOTION CARRIED.

H. NEW BUSINESS

1. PZB 26-13 – Public Hearing regarding a request for a variation for relief relative to allowing the petitioner the ability to construct and install a 4' tall, 100% opaque fence in the corner side yard of their property commonly known as 1256 Bradford Lane; PIN 02-14-101-021

Director Janeck provided a summary of the request. The Village code only allows corner, side-yard fences to be a maximum of 50% opacity. The petitioner is requesting a variance from this requirement due to their dogs barking at other people and animals walking on the sidewalk adjacent to their property. Director Janeck added that there are some fences in the area that exceed the 50% opacity requirement, but he does not believe other property owners went through the variance process. He recommends that the code regarding fence opacity be altered if the Board chooses to approve this variance.

Secretary Thiel administered the oath to those wishing to testify.

Mr. Todd Miller and Mrs. Deanna Miller, petitioners and owners of 1256 Bradford Lane, shared that their HOA has approved of their fence design and materials. Mr. Miller further shared that they are new owners and are looking to make improvements to the property. Mrs. Miller added that they have three small dogs, one of which has been bitten twice, and she is concerned about the safety of their dogs as well as other dogs walking along the path next to their property. She stated that they have spoken with neighbors that have expressed support for the proposed fence.

Nichol Moritz, Mackenzie Drive resident, asked for clarification on the meaning of 100% opacity. She further expressed her support for the proposed fence.

Commissioner Sanfilippo asked for clarification on the size of the gate. Mr. Miller responded that the size listed for the gate is the width, not the height.

Commissioner Parks asked if the proposed fence would only be on one side of the yard. Mr. Miller stated the fence would go around the entire yard.

Commissioner Sanfilippo moved, seconded by Commissioner Madigan, to continue to approve PZB 26-13 as presented.
Upon roll call, the vote was:
YES: 7: Sanfilippo, Carstensen, Parks, Madigan, Zakroczymski, Turner, and McCarty.
NO: 0.
THE MOTION CARRIED.

2. PZB 26-14 – Public Hearing regarding a request for a variation and special use for relief relative to allowing the petitioner the ability to construct and install two (2) Electronic Message Boards (EMB) on the property commonly known as 602 West Route 173 in Antioch; PIN 02-07-410-002

Director Janeck explained that the applicant is requesting a Special Use to allow for the use of an EMB sign at the subject property. Additionally, a Variance is being requested because the subject property is less than one acre in size, and the applicant is requesting the use of two EMB signs. He continued to provide a brief review of the business.

Secretary Thiel administered the oath to those wishing to testify.

Mr. Sonny Judge, petitioner and owner of 602 West Route 173, explained that he is seeking to replace the existing signs due to ongoing issues with their condition. He stated that the existing monuments will remain, with only the sign bodies being replaced. Mr. Judge noted that the sign replacements are part of his effort to reinvest in the property. He also explained that two signs are necessary because the configuration of the corner lot does not provide enough space for a single sign at the corner of the property.

Commissioner Sanfilippo asked what types of messages would be displayed on the bottom portion of the sign. Mr. Judge responded that the display would feature product promotions and deals. Referring to the staff report, Commissioner Sanfilippo noted that the messages could include color and images and asked whether images are permitted under the Village Code. Director Janeck responded that facial images are not permitted.

Commissioner Sanfilippo also asked whether the messages would be displayed 24 hours a day. Mr. Judge confirmed that they would, as the business operates 24 hours a day, and the sign's brightness would be dimmed from sunset to sunrise.

Commissioner Carstensen asked Mr. Judge if he would be willing to construct new signs without the EMB on the bottom. Mr. Judge stated that the Village allows EMB signs for businesses, but he is requesting two signs due to not having the space at the corner of the property for a single sign.

Mr. Jim Williams, with ImageFX, added that the proposed signs are four square feet smaller than the existing signs.

Commissioner Parks asked Director Janeck if approving this request would allow other properties with less than one acre to have multiple signs. Director Janeck responded that would not be the case and the subject property is unique based on the location.

Commissioner Madigan agreed that there is not enough space to put a single sign at the corner of the lot.

Commissioner Zakroczymski asked whether other businesses seeking similar signage would be required to submit a variance request. Chairman McCarty confirmed that similar requests would be considered on a case-by-case basis.

Commissioner Carstensen expressed concern that a precedence is being set. Attorney Miller responded that any deviation from the ordinance would have to meet the requirements under the code for a variance and the present discussion is necessary to decide if the Variance request meets those requirements.

Commissioner Turner asked if the existing signs are LED and if the prices on the sign can be changed digitally. Mr. Judge responded that the prices are changed on a controller inside the gas station building. He added that the controller does not always communicate well with both signs.

Commissioner Turner stated that the Commission has received multiple requests for electronic message board (EMB) signs and would like additional guidance from the Village Board regarding which types of requests should be approved. He expressed support for the applicant's proposal to update both signs but did not support the proposed EMB. Commissioner Carstensen agreed with Commissioner Turner's comments.

Chairman McCarty asked for clarification on what would be allowed based on the code. Director Janeck responded that one EMB sign would be allowed with a Special Use, but because the property is less than one acre, a Variance is also requested to allow for two EMB signs. He added that the Commission could choose to deny the Variance and only allow one EMB.

Mr. Judge shared that the EMB message board could be used as a back up to display pricing if the pricing displays go out. Chairman McCarty asked what the size of the message board was. Mr. Williams stated the message boards are about 2' 6" in height and 5' 6" wide. Commissioner Sanfilippo asked for clarification on the total size of the new signs and if they will be double sided.

Mr. Williams added that denying the EMB message board now but approving it in the future would be a very expensive change and the proposed signs are designed to last for 10 years.

Commissioner Madigan inquired about the enforcement of the sign code. Director Janeck stated staff is working to increase enforcement.

Commissioner Sanfilippo asked Director Janeck if applicants are aware what the requirements are of operating an EMB. Commissioner Madigan asked if future staff reports could include if a similar request was previously made. Director Janeck responded that could be included.

Commissioner Madigan moved to approve PZB 26-14 as presented. Due to lack of a second, the motion failed.

Commissioner Carstensen moved, seconded by Commissioner Turner, to approve the Variance for PZB 26-14, only allowing the replacement of the two signs without the EMB message boards.
Upon roll call, the vote was:
YES: 6: Sanfilippo, Carstensen, Parks, Zakroczymski, Turner, and McCarty.
NO: 1: Madigan.
THE MOTION CARRIED.

I. ADJOURNMENT

There being no further discussion, the Planning and Zoning Board regular meeting adjourned at 9:05 pm.

Respectfully submitted,

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Rachel Thiel
Recording Secretary