

APPROVED

**VILLAGE OF ANTIOCH  
COMBINED PLANNING AND ZONING BOARD  
Municipal Building: 874 Main Street, Antioch IL  
Thursday, April 12, 2018**

**I. CALL TO ORDER**

Chairwoman Ralston called the April 12, 2018 Planning & Zoning Board meeting to order at 7:00 PM in the Municipal Building: 874 Main Street, Antioch, IL.

**II. PLEDGE OF ALLEGIANCE**

Chairwoman Ralston and the Planning & Zoning Board led the Pledge of Allegiance.

**III. ROLL CALL**

Roll call indicated the following members were present: Ryan, McCarty, Sanfilippo and Ralston. Also present were Attorney Long, Director of Community Development Michael Garrigan and Deputy Village Clerk Mateja. Absent Members: Henning, Rapp and Gartner.

**IV. ANNOUNCEMENTS AND CORRESPONDENCE**

None.

*7:05pm – Member Gartner Arrived*

**V. OLD BUSINESS**

None.

**VI. NEW BUSINESS**

**1. PZB 18-03 – Request for a variance for a basketball court in the rear yard at 1695 Serenity Drive.**

Director Garrigan asked that the record reflect this is a public hearing being heard in compliance with state statute and village ordinance. Director Garrigan explained that the applicant is seeking a variance which would allow them to construct a 1,300 (26x50) square foot basketball court in their rear yard. In addition, the applicant would also require a variance from the limit on lot coverage which is 30% in the Planned Unit Development Agreement for this development. Based on staff's calculations, once you add the house and proposed basketball court, the applicant's lot would exceed 40%. After reviewing his staff report, Director Garrigan made the recommendation to allow the applicant to move forward under the following stipulations; a privacy fence be constructed and a written agreement that no lights allowing the court to be used at night.

Applicant, Marlene Thompson explained that their previous home had a basketball court. It allowed a safe place for not only her kids but neighborhood kids to play basketball, color with sidewalk chalk, ride bikes and become friends. Mrs. Thompson added that not only with the basketball court bring children outside but parents as well. This gives the neighbors an opportunity to get to know each other.

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Member Ryan asked for clarification on the materials that will be used and if it would be a concrete base with a foam overlay. Mrs. Thompson confirmed the base would be cement and top layer are one-foot by one-foot green tiles in order to blend into the landscape.

Member Gartner asked if her home backs up to other homes. Mrs. Thompson replied they do have neighbor's so she sent out letters and even went door to door and only received positive responses. Member Ralston indicated one neighbor had sent a letter with concerns over nighttime usage. Mrs. Thompson informed the board that they will not add lighting to the court to ensure no nighttime usage.

Member McCarty indicated concerns with the court exceeding the 25 foot lot line. Mr. Thompson's contractor, Mr. Dave Vandervien, explained the concrete they will be using is pervious which allows water to drain to the underlying soil. Mr. Vandervien added that he understands Member McCarty's concern about the lot line but that is why they are requesting the variance.

Member Sanfilippo asked if the homeowner received HOA approval. Mr. Thompson explained he had emailed the HOA with a rough draft of the basketball court prior to them purchasing the house. The HOA spoke to village staff then emailed him back with an approval of the basketball court. Member McCarty indicated his second concern was the HOA approved the wrong dimensions and would like to continue this item to the May PZB meeting to allow the HOA time to review the changes which will exceed the (25 foot) lot line.

Member Ryan moved, seconded by Member McCarty, to carry over this item to the June Planning and Zoning Board meeting in order to obtain HOA approval. Upon roll call, the vote was:

<b>YES:</b>	<b>4:</b>	Ryan, Gartner, McCarty and Sanfilippo.
<b>NO:</b>	<b>0:</b>	
<b>ABSTAIN:</b>	<b>0:</b>	
<b>ABSENT:</b>	<b>2:</b>	Henning and Rapp.

**THE MOTION CARRIED.**

**2. PZB 18-04 – Request for a site plan review for Rivalry Ale House located at 945 Main Street.**

Director Garrigan explained the applicant is proposing to convert the existing 6,000 square foot Flo's building into a new 9,800 square feet restaurant which will include a second-floor deck along with outdoor eating. The subject site is located at the northeast corner of Main Street and Park Avenue and is adjacent to an existing municipal parking lot. Director Garrigan explained in detail the proposed site plan as well as additional architectural opportunities the applicant are willing to address. Director Garrigan also explained the parking lot proposal and the studies staff have done. Director Garrigan also indicated additional opportunities for parking within walking distance.

Member McCarty questioned a previous request for usage of the same lot and questioned the difference between the other request and this request. Director Garrigan informed the board the previous request was a crayon drawing, the applicant did not have a contract on the property and

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ended up walking away.

**VII. ADJOURNMENT**

Member McCarty moved seconded by Member Sanfilippo, to approve the preliminary site plan review as pursuant 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. Submittal of a revised architectural elevations prior to Village Board consideration.

Upon roll call, the vote was:

<b>YES:</b>	<b>4:</b>	Ryan, Gartner, McCarty and Sanfilippo.
<b>NO:</b>	<b>0:</b>	
<b>ABSTAIN:</b>	<b>0:</b>	
<b>ABSENT:</b>	<b>2:</b>	Henning and Rapp.

**THE MOTION CARRIED.**

**VIII. ADJOURNMENT**

There being no further discussion, member McCarty moved, seconded by member Sanfilippo to adjourn the regular meeting of the Planning & Zoning Board at 8:15 p.m.

Respectfully submitted,

*Cheryl Mateja*



Cheryl Mateja  
Deputy Village Clerk