

**APPROVED MINUTES**  
**VILLAGE OF ANTIOCH**  
**PLANNING & ZONING BOARD, REGULAR MEETING**  
**Municipal Building: 874 Main Street, Antioch, IL**  
**February 21, 2019**

**OPEN MEETING**

Chairwoman Ralston called the February 21, 2019 Planning & Zoning Board meeting to order at 7:00 PM in the Municipal Building: 874 Main Street, Antioch, IL.

**PLEDGE OF ALLEGIANCE**

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

**ROLL CALL**

Roll call indicated the following members were present: Henning, Sanfilippo, Gartner and Ralston. Absent were members McCarty, Rapp and Ryan. Also present were Director of Community Development Michael Garrigan, Attorney Robert Long and Secretary Slazes.

**ANNOUNCEMENTS AND CORRESPONDENCE**

None.

**MEETING MINUTES**

**Approval of the January 10, 2018 Planning and Zoning Board Meeting minutes as presented.**

Member Henning moved, seconded by member Gartner, to approve the January 10, 2018 Planning and Zoning Board meeting minutes as presented.

Upon roll call the vote was:

**YES: 3:** Henning, Gartner and Ralston.

**NO: 0:**

**ABSTAIN: 1:** Sanfilippo.

**ABSENT: 2:** McCarty, Rapp and Ryan.

**THE MOTION CARRIED.**

**OLD BUSINESS**

- a) **PZB 18-13 – Request for Annexation, Special Use for Planned Unit Development, Site Plan Review and Rezoning to B-3 for a proposed commercial development located at the southeast corner of Route 173 and Deep Lake Road commonly known as 21947 W. Route 173.**

Director Garrigan stated this is continued from the January meeting. He stated the property is approximately 2.5 acres and the surrounding corners are zoned B-3 which makes this a logical extension of the Village boundaries. Village utilities are adjacent to the site and the Comprehensive Plan identifies this property as being located within the commercial facility planning area. The applicant is proposing to construct a 6,500 square foot retail building and a separate 2,000 square foot Dunkin store. The applicant is seeking relief from the landscape buffer requirements along Route 173 and Deep Lake Road due to the limited size of the site. The applicant is proposing a right-in/right-out on Deep Lake Road and a full access point on Route 173. There is ample parking and Dunkin will incorporate a drive-thru. The buildings will be constructed with brick and aluminum store front windows. Staff is working with the applicant on the landscape plan and the lighting conforms with current Village standards. Any meters should be enclosed or painted to comply with ordinance. Staff is requesting the trash enclosure be moved from the eastern portion of the site to the southern portion.

***Member McCarty arrived at 7:15pm***

Secretary Slazes administered the oath for those wishing to testify. Mr. Joe Morrison, attorney for the applicant, stated they have worked very hard with staff to insure this will be an outstanding development and an asset to the Village. Applicant Bernard Edelman said he's owned this property since 1998 and was waiting for the right project to come along. Mr. Mario Valentini, architect for Dunkin, stated that Dunkin Donuts is rebranding and that this will be one of the first new stores. He stated the east elevation will say "Antioch Runs on Dunkin". Member Henning asked if the IDNR had to be consulted for the wetlands. Mr. Edelman said that this goes back to the Army Corp of Engineers which is the baseline and since then Manhard Consulting has followed those plans. Member Henning asked about the lighting and how it will affect the single-family residence to the south of the subject site. Director Garrigan said the lighting is mostly focused towards Route 173. There will be a couple of wall packs on the rear of the building and the landscape buffer should shield the single-family residence from the lighting. Member McCarty asked what type of drive-thru is being proposed. Director Garrigan stated it is a single drive-thru with a by-pass lane. Member McCarty asked if the resident to the south of the subject site is present. Mr. Ron Duros of 41447 Deep Lake Road said he has lived in his house since 1987 and is against this development. Mr. Ken Koss, a Village resident, stated his concerns about traffic. Member McCarty said he'd like to see more plantings along the lot line to the south. Director Garrigan said staff can work with the applicant on that. Member Gartner asked about the access points off Deep Lake Road and Route 173. Mr. Edelman said IDOT approved the plan a year or two ago. There is a right in/right out on Deep Lake Road and left in from Route 173 and a right out. Signage will be required.

Member McCarty moved, seconded by member Gartner, to approve PZB 18-13 Request for Annexation of the property located at the southeast corner of Route 173 and Deep Lake Road commonly known as 21947 W. Route 173.

Upon roll call the vote was:

**YES: 4:** Henning, McCarty, Sanfilippo and Gartner.

**NO: 0:**

**ABSENT: 2:** Rapp and Ryan.

**THE MOTION CARRIED.**

## APPROVED MINUTES

Member McCarty moved, seconded by member Sanfilippo, to approve PZB 18-13 Request for Special Use for a Planned Unit Development of the property located at the southeast corner of Route 173 and Deep Lake Road commonly known as 21947 W. Route 173 with the stipulation that there will be more plantings along the southern border of the property.

Upon roll call the vote was:

**YES: 4:** Henning, McCarty, Sanfilippo and Gartner.

**NO: 0:**

**ABSENT: 2:** Rapp and Ryan.

**THE MOTION CARRIED.**

Member McCarty moved, seconded by member Henning, to approve PZB 18-13 Request for a Rezoning to B-3 of the property located at the southeast corner of Route 173 and Deep Lake Road commonly known as 21947 W. Route 173.

Upon roll call the vote was:

**YES: 4:** Henning, McCarty, Sanfilippo and Gartner.

**NO: 0:**

**ABSENT: 2:** Rapp and Ryan.

**THE MOTION CARRIED.**

Member McCarty moved, seconded by member Henning, to approve PZB 18-13 Request for Site Plan Review for a retail building and a Dunkin for the property located at the southeast corner of Route 173 and Deep Lake Road commonly known as 21947 W. Route 173 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 revised elevations for Dunkin as per the modifications outlined by staff.
4. Submittal of a revised landscape plan as per the modifications outlined by staff.
5. The trash enclosures should be constructed with face brick and relocation of the trash enclosure adjacent to Route 173.
6. All lighting standards and box fixtures should incorporate a brown/bronze tint that will match the earth tone of the proposed buildings.
7. All mechanicals and meters shall be fully screened and any meter on the building on the building should be fully enclosed or painted an earth tone color the matches the brick color.
8. Post the appropriate traffic signage.

Upon roll call the vote was:

**YES: 4:** Henning, McCarty, Sanfilippo and Gartner.

**NO: 0:**

**ABSENT: 2:** Rapp and Ryan.

**THE MOTION CARRIED.**

**b) PZB 18-12 and PZB 19-02 – Site Plan Review and Variance relief from the Site Plan Review Ordinance and Section 10-3-6(A) to screen an outdoor recreational vehicle storage facility for Anita Self Storage located at 0 Drom Court.**

Director Garrigan stated this is continued from the January meeting. The applicant is proposing to pave an area for RV storage. The Village ordinance states there must be a fence around the paved area. The applicant, Ms. Linda Kidwell has filed for a variance to allow her to not fence in the area due to safety concerns. Director Garrigan went through the findings of facts as outlined by Village code. He stated the sole basis of the applicant's request is for her convenience and claims related to safety and security. There is no hardship being demonstrated and staff believes granting a variance would potentially have a negative impact on the residences to the north of the site. Ms. Kidwell presented pictures of the subject site and explained that screening would be detrimental to her customers who would be unable to see in or out. She also presented letters from a neighbor and her insurance company stating the screening is dangerous.

Member Henning asked if there are any residents who wish to speak. Mr. Ken Koss of 633 Drom Court stated he has concerns regarding traffic and RV's on Drom Court and does not support this. Ms. Sallie Koss of 633 Drom Court stated the road is too narrow to accommodate RV traffic. Ms. Jessica Roe of 609 Drom Court stated the road is too narrow for RV's. Chairwoman Ralston asked if access could be gained from Anita Avenue. Ms. Kidwell stated that is not practical. Mr. Rod Polich of 575 Drom Court stated the road is too narrow and needs posted speed limit signs and he urges the board to deny the request.

Member McCarty moved, seconded by member Sanfilippo, to deny PZB 18-12 Site Plan Review for Anita Self Storage located at 0 Drom Court.

Upon roll call the vote was:

**YES: 4:** Henning, McCarty, Sanfilippo and Gartner.

**NO: 0:**

**ABSENT: 2:** Rapp and Ryan.

**THE MOTION CARRIED.**

Member McCarty moved, seconded by member Sanfilippo, to deny PZB 19-02 Request for a Variance for relief from the Site Plan Review Ordinance and Section 10-3-6(B) to screen an outdoor recreational vehicle storage facility for Anita Self Storage located at 0 Drom Court.

Upon roll call the vote was:

**YES: 4:** Henning, McCarty, Sanfilippo and Gartner.

**NO: 0:**

**ABSENT: 2:** Rapp and Ryan.

**THE MOTION CARRIED.**

## APPROVED MINUTES

### **b) PZB 18-15 – Request for a Variance for the construction of a garage at 627 Main Street.**

Director Garrigan stated the applicant is proposing to build a garage on the property to the rear. The property has an existing garage on it. Village ordinance says you cannot build a garage that is larger than the primary residence and the applicant is proposing a 2,240 square foot garage with the existing 1,064 square foot house. Staff's concern is setting a precedent to allow construction of a garage larger than the house. The applicant has not demonstrated a hardship that would result in approval of his request.

The applicant, Mr. Ron Becker of unincorporated Antioch, said he was searching for property for quite some time in order to build the garage for him to store his car collection. He said he has moved his son's in-laws into the home, and they plan on being there forever. He said he could put a second story on the house but doesn't feel he should have to. He said the mitigating factor would be that the garage would be placed at the back of the property and would not be seen from the street. Member Henning asked if Mr. Becker had conversations with Director Garrigan regarding his desire to build a garage. Director Garrigan stated that he and Mr. Becker did discuss different properties and he's been consistent in his requests. Member Henning stated she is on the planning commission and they would like to see the Joanna Court apartments demolished eventually, but she feels she must recuse herself from this item because she does business with Mr. Becker on occasion. Member Gartner asked if there have been other requests of this nature come before the board. Attorney Long stated there hasn't been one in many years. Member Sanfilippo asked if the garage would be taller than the house. Mr. Becker responded yes. Member McCarty suggested he demolish the existing garage and add some additional plantings. Member Gartner said he'd prefer the existing garage remain. Member McCarty asked what the comprehensive plan calls for on this property. Director Garrigan responded the comp plan calls for the Joanna Court apartments be replaced with townhomes. He asked the board to consider if the garage seem to be consistent with the area. He said the zoning is mixed use and the construction of a garage twice the size of the house would aggravate the situation.

Member McCarty moved, seconded by member Gartner, to approve PZB 18-15 Request for a Variance for the construction of a garage at 627 Main Street with the stipulations of demolishing the existing garage and the addition of additional plantings to the south side to help screen it from the townhomes.

Upon roll call the vote was:

**YES: 3:** McCarty, Sanfilippo and Gartner.

**NO: 1:** Ralston.

**RECUSE: 1:** Henning.

**ABSENT: 2:** Rapp and Ryan.

**THE MOTION CARRIED.**

### **NEW BUSINESS**

#### **a) PZB 19-03 – Request for Special Use for the construction of an electronic message board sign located at the entrance of the Antioch Corporate Center located at Route 173 and Gregory Drive.**

Chairwoman Ralston said Handifoil was not ready and requested a continuance.

Member Sanfilippo moved, seconded by member Henning, to continue PZB 19-03 request for Special Use for the construction of an electronic message board sign located at the entrance of the Antioch Corporate Center located at Route 173 and Gregory Drive to the March 14, 2019 meeting.

Upon roll call the vote was:

**YES: 4:** Henning, McCarty, Sanfilippo and Gartner.

**NO: 0:**

**ABSENT: 2:** Rapp and Ryan.

**THE MOTION CARRIED.**

### **ADJOURNMENT**

There being no further discussion, member McCarty moved, seconded by member Sanfilippo, to adjourn the regular meeting of the Planning & Zoning Board at 9:14 p.m.

Respectfully submitted,

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Nancy M. Slazes  
PZB Secretary