

APPROVED MINUTES
VILLAGE OF ANTIOCH
PLANNING & ZONING BOARD, REGULAR MEETING
Municipal Building: 874 Main Street, Antioch, IL
June 13, 2019

OPEN MEETING

Chairwoman Ralston called the June 13, 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, Ryan, McCarty, Gartner, Carstensen and Ralston. Also present were Director of Community Development Michael Garrigan (via Skype), Attorney Robert Long and Secretary Slazes. Absent was member Sanfilippo.

ANNOUNCEMENTS AND CORRESPONDENCE

None.

MEETING MINUTES

Approval of the May 9, 2019 Planning and Zoning Board Meeting minutes as presented.

Member Ryan moved, seconded by member Henning, to approve the May 9, 2019 Planning and Zoning Board meeting minutes as presented.

Upon roll call the vote was:

YES: 4: Henning, Ryan, Gartner and Ralston.

NO: 0:

ABSTAIN: 2: McCarty and Carstensen.

ABSENT: 1: Sanfilippo.

THE MOTION CARRIED.

OLD BUSINESS

a) PZB 17-21 – Comprehensive Zoning Ordinance Update.

Member McCarty moved, seconded by member Ryan, to continue PZB 17-21 Comprehensive Zoning Ordinance Update to the July 11, 2019 PZB meeting.

Upon roll call the vote was:

YES: 5: Henning, Ryan, McCarty, Gartner and Carstensen.

NO: 0:

ABSENT: 1: Sanfilippo.

THE MOTION CARRIED.

NEW BUSINESS

a) PZB 19-06 – Site Plan Review for Fischer Paper located at the Antioch Corporate Center, Lot 2.

Director Garrigan stated Fischer Paper, currently located on Ida Avenue, wishes to relocate their business to the Antioch Corporate Center. They wish to build a 160,000 square foot building to consolidate their Waukegan operation with their Antioch operation. Lot 2 is at the southeast corner of Gregory Drive and Route 173. They are proposing two phases and phase 1 is being considered under this application. Their site plan complies with the original building and parking setbacks as outlined in the PUD for Antioch Corporate Center. They will have two access points on Gregory Drive and a temporary fire lane located north of the first phase. Their proposed parking spaces meet the original PUD and the Village's requirements. The proposed building would mirror Building 1 and the Handi-Foil building with pre-cast panels and stone accented pilasters. Their landscaping plan meets Village requirements and the original PUD. Their photometrics is compliant with Village requirements and stormwater will be handled by the existing retention pond.

Secretary Slazes administered the oath to those wishing to testify. Member Ryan asked what the height of the building would be. Mr. Mark Molinaro, with Partners in Design Architects, said it would be about 36 feet on the exterior. Member Gartner asked if Fischer Paper owned the property. Mr. Royce Miles with Fischer Paper stated they closed on the property a week and a half ago. Member Gartner asked how many employees they have. Mr. Miles stated they have 88 full-time and 1 part-time. Member Carstensen asked about increased traffic on Route 173. Director Garrigan said the Village has been in contact with IDOT in the last 6 months and the traffic light at 173 and Gregory Drive will accommodate the business. Member McCarty asked about the temporary fire lane and what it would be constructed of. Adam Artz with Pinnacle Engineering said that they have been in contact with the Antioch Fire Department and what is planned exceeds what is required.

Member McCarty moved, seconded by member Henning, to approve PZB 19-06 Site Plan Review for Fischer Paper located at the Antioch Corporate Center, Lot 2, with the following stipulations:

1. Compliance with the requirements of the Village Engineer.
2. Compliance with the Antioch Fire Protection District.
3. Add additional handicapped parking in order to comply with the Illinois Accessibility Code.

Upon roll call the vote was:

YES: 5: Henning, Ryan, McCarty, Gartner and Carstensen.

NO: 0:

ABSENT: 1: Sanfilippo.

THE MOTION CARRIED.

APPROVED MINUTES

ADJOURNMENT

There being no further discussion, member Gartner moved, seconded by member Ryan, to adjourn the regular meeting of the Planning & Zoning Board at 7:38 p.m.

Respectfully submitted,

Nancy M. Slazes
PZB Secretary