

# DRAFT MINUTES

## VILLAGE OF ANTIOCH PLANNING AND ZONING BOARD – REGULAR MEETING Municipal Building: 874 Main Street, Antioch, IL 60002 May 4, 2022

### **A. CALL TO ORDER**

Chairperson Henning called the May 4, 2022 regular meeting of the Planning and Zoning Board to order at 7:00 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 Commission members were present: Ryan, Sanfilippo, Madigan and Turner. Absent: Members McCarty and Carstensen.

### **D. ANNOUNCEMENTS AND CORRESPONDENCE**

Director Garrigan announced that the site plan at 0 Drom Court was approved by the Village Board.

### **E. APPROVAL OF THE APRIL 6, 2022 PLANNING & ZONING BOARD MEETING MINUTES AS PRESENTED**

- Commissioner Ryan moved, seconded by Commissioner Sanfilippo, to approve the April 6, 2022 Planning and Zoning Board meeting minutes as presented.

Upon roll call, the vote was:

**YES: 4:** Ryan, Sanfilippo, Madigan and Turner.

**NO: 0.**

**ABSENT: 2:** McCarty and Carstensen.

**ABSTAIN: 1:** Henning

**THE MOTION CARRIED.**

### **F. PUBLIC COMMENT**

There was no public comment.

### **G. OLD BUSINESS**

None.

### **H. NEW BUSINESS**

**1. PZB 22-01 – Consideration of a request for a variance from the limitation on fence height and parking lot placement of the Village’s Form Based Code for the Antioch Police Department’s proposed parking lot located at 427 Orchard Street, PIN 02-084-020-07** – Director Garrigan reviewed the request for a variance for a proposed fence at the Antioch Police Department. He outlined his staff report regarding the location and surrounding areas, and need for a variance in order to construct a parking lot to enhance security for police officers and their vehicles. He presented the site plan for the parking lot, which includes approximately 50 parking spaces, and which will be fully enclosed for security purposes with an 8-foot fence. He reviewed the lighting and landscape plan for the site. This parking lot will not be available to the public, but will be for police department use only with access from the rear.

Commissioner Ryan expressed concern with the Village requesting a variance when they are the legislative body. Director Garrigan responded that the area was purchased for the purpose of a parking lot in order to provide parking for the Village of Antioch Police Department, when another option is not available.

Commissioner Sanfilippo discussed the appearance of the fence, and landscape plan. Director Garrigan said the Village has expressed concern with the cost of brick pilasters and requested those be removed to mitigate expenses.

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Commissioner Madigan asked if the Village was aware of the need for a variance when the property was purchased for the use of a parking lot. She discussed practices in other communities for police parking. Director Garrigan responded that he cannot speak to what other departments do, but the Antioch Police Chief has said this parking lot is imperative to their operations. Commissioner Madigan expressed concern with the appearance of the fencing.

Commissioner Turner commented on recent events, and the need for more secure areas for police departments. He said there is an opportunity to make sure the landscape plan is aggressive, which would help buffer the fence from view. Director Garrigan discussed the proposed landscaping to include ornamental trees and shrubs, and added that there is an opportunity to incorporate some perennials and additional shrubs. Commissioner Turner commended the photometric layout.

Chairwoman Henning asked how the fence is decorative. Director Garrigan responded that it's a black solid aluminum fence. Chair Henning also expressed concern with an 8-foot black fence, but thinks the purchase of the property was a good idea. She thinks brick should be incorporated into the design somehow. Director Garrigan said a brick wall would be a substantial impact to the budget.

Commissioner Ryan asked if the grass area in the front could incorporate benches or a park. He expressed concern with the appearance that the police department is isolated from the community.

Director Garrigan presented a comparison of parking areas between Antioch and Grayslake, and commented that the Village of Antioch does have a lot of parking areas, and added that this parking lot is a necessity for the police department.

Attorney Vasselli asked if the approval of this item is time sensitive. Director Garrigan said there is a requirement for this project to go out to bid, and the plans need to be completed before bids and construction. Attorney Vasselli asked if there was someone present from the police department that could consider the conditions, or if they have given Director Garrigan the authority to proceed with the conditions. Director Garrigan feels as though the conditions could be accommodated, and hopes this can be approved this evening.

Commissioner Sanfilippo said she is okay with the landscaping, but prefers the brick pilasters.

Commissioner Madigan asked how far the fence is setback from the road. Director Garrigan responded the setback is approximately 20-25 feet.

Commissioner Turner understands the concern of commissioners to hold downtown to a higher standard, and also agrees with the need for secured parking for police. He discussed landscaping and would like to see more of a buffer to the fence.

Director Garrigan commented that the current plan shows 4 pilasters, 8 feet high, a decorative black aluminum fence, and 20 feet between the pilasters. The rest of the fence on the sides will not include pilasters.

Commissioner Sanfilippo moved, seconded by Commissioner Turner, to recommend approval of the site plan with the following stipulations:

1. Variance from one limitation of fence height; and
2. Parking lot placement based on the Village's Form Based Code with those previously aforesaid conditions and stipulations outlined in the staff report.

Upon roll call, the vote was:

**YES: 4:** Ryan, Sanfilippo, Madigan, Turner and Henning.

**NO: 0.**

**ABSENT: 2:** McCarty and Carstensen.

**THE MOTION CARRIED.**

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## **I. ADJOURNMENT**

There being no further discussion, the Planning and Zoning Board regular meeting adjourned at 7:50 pm.

Respectfully submitted,

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Lori K. Romine, RMC/CMC  
Village Clerk