

DRAFT MINUTES

VILLAGE OF ANTIOCH PLANNING AND ZONING BOARD – REGULAR MEETING Municipal Building: 874 Main Street, Antioch, IL 60002 June 1, 2022

A. CALL TO ORDER

Clerk Romine called the June 1, 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*, McCarty*, Carstensen, Madigan and Turner. Absent: Chair Henning.

**indicates attendance via Zoom.*

Commissioner Sanfilippo moved, seconded by Commissioner Madigan, to appoint Commissioner Turner as temporary chair for the meeting. Upon roll call, the vote was:

YES: 6: Ryan, Sanfilippo, McCarty, Carstensen, Madigan and Turner.

NO: 0.

ABSENT: 1: Henning.

THE MOTION CARRIED.

D. ANNOUNCEMENTS AND CORRESPONDENCE

None.

E. APPROVAL OF THE MAY 4, 2022 PLANNING & ZONING BOARD MEETING MINUTES AS

PRESENTED - Commissioner McCarty moved, seconded by Commissioner Sanfilippo, to approve the May 4, 2022 Planning and Zoning Board meeting minutes as presented.

Upon roll call, the vote was:

YES: 5: Ryan, Sanfilippo, McCarty, Madigan and Turner.

NO: 0.

ABSTAIN: 1: Carstensen.

ABSENT: 1: Henning.

THE MOTION CARRIED.

F. PUBLIC COMMENT

There was no public comment.

G. OLD BUSINESS

None.

H. NEW BUSINESS

1. **PZB 22-04 – Consideration of a site plan review by Ash Pallet Management, LLC for the property commonly known as 710 Anita Avenue** – Director Garrigan discussed the subject property located between Anita Avenue and the Canadian National right-of-way. He said there is a creek and wetlands owned by the Village of Antioch adjacent to the property, and the Village comp plan identifies the area as residential. The applicant is proposing a parking lot to allow the parking of trailers related to their current business located on McMillen. Director Garrigan stated that land planner Glenn Christensen is available to address the plan on behalf of the petitioner. Director Garrigan stated that there was support previously for the applicant from the PZB for a multi-family home which was not supported by the Village Board. Since there are significant

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wetlands, only a portion of the lot is constructable. The proposed development has the potential to have 3 points of access on Anita Avenue. Director Garrigan discussed the general character of the area and watershed ordinance requirements. He reviewed the landscape plan, which incorporates shade and evergreen trees. The applicant is proposing a perimeter steel cyclone fence with fabric material, as well as a wood privacy fence along the North of the property. He asked that the applicant consider mitigating efforts if there is support for the plan. Director Garrigan discussed stormwater management, and asked the applicant to consider best management practices. A photometric plan has not yet been received by staff from the petitioner. The potential lighting impact may be to residential areas to the east. Director Garrigan said the property is zoned M-1, is ancillary to the current use, and a permitted use in an M-1 zone. Based on the absence of a photometric plan, staff is not in a position to make a recommendation at this time, and requests a continuance of this case.

Mr. Glenn Christensen, on behalf of the applicant, discussed the previous proposal for the property, and apologized for the applicant's absence tonight. He discussed the need to do topography, but was told they were required to go through the site plan review process first. Mr. Christensen said photometrics are typically done at the time of engineering, and confirmed that the parking area is 300+ feet from Anita and over 500 feet from a residential area. With the village standards, he believes compliance will not be an issue. He indicated that his client has expressed an interest in installing motion sensors on the lighting as well. Mr. Christensen discussed the landscape and fencing plans as well, and asked to move forward with their site plan approval.

Commissioner Ryan asked if the parking area would be paved with asphalt. Mr. Christensen responded that it would. Commissioner Ryan asked if there would be better permeability using asphalt grindings or gravel as opposed to asphalt. Mr. Christensen responded that they will look into that during the engineering process and incorporate best management practices.

Commissioner Sanfilippo had concerns with drainage on the site into the wetlands and ensure no pollutants can get there. She said without topography or photometrics she cannot make a determination at this time.

Commissioner McCarty discussed the wetlands, the flow, and the wetland delineation. Mr. Christensen said they will also need a permit from the Army Corps of Engineers to cross the wetlands. Commissioner McCarty asked about the west site buffer, to which Mr. Carstensen said it was a 30-foot buffer. Commissioner McCarty discussed the existing foliage, and asked Director Garrigan if he would work with the applicant for additional landscaping on the east side towards the residential area. Mr. Christensen discussed the proposed landscaping and screening. Commissioner McCarthy discussed damaged or misplaced trailers, and the potential for other unsightly vehicles which can be seen at the current location of the business. He confirmed the length of the parking spaces is based on a majority of the business' fleet.

Commissioner Carstensen discussed the location of the crosswalk and its proximity to the proposed driveway.

Commissioner Madigan asked why the mutli-family complex was not approved by the Village Board. Director Garrigan replied that there was a mixture of feelings regarding additional mutli-family buildings. Commissioner Madigan expressed concern with noise, and commented on photometrics Mr. Carstensen said this piece will be more isolated than other nearby uses.

Commissioner Turner commented on the lighting and the neighboring apartment building and what this may look like in the wintertime. He would like to see photometrics before he would be comfortable moving forward as well as environmental study. Mr. Christensen relayed they would like to proceed, and will need to supply engineering, but would like this approval to move forward with topography.

Director Garrigan said this will not be used as a truck terminal. He further stated that this would not be a surplus site for the storage of surplus pallets, and anything on the site would need to be stored within a truck

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or trailer. A flatbed with open storage of excess pallets would not be allowed. He added that there are other code enforcement issues related to pallet storage, and would not like the same situation on this site.

Commissioner McCarty moved, seconded by Commissioner Sanfilippo, to continue the site plan to the next meeting and allow the applicant to work with village staff and the engineer on access and topography.

Director Garrigan stated that staff will confer with the village engineer about getting topography.

Upon roll call, the vote was:

YES: 6: Ryan, Sanfilippo, McCarty, Carstensen, Madigan and Turner.

NO: 0.

ABSENT: 1: Henning.

THE MOTION CARRIED.

I. ADJOURNMENT

There being no further discussion, the Planning and Zoning Board regular meeting adjourned at 7:59 pm.

Respectfully submitted,

Lori K. Romine, RMC/CMC
Village Clerk