

APPROVED MINUTES

VILLAGE OF ANTIOCH PLANNING AND ZONING BOARD – REGULAR MEETING Municipal Building: 874 Main Street, Antioch, IL 60002 August 3, 2022

A. CALL TO ORDER

Chairwoman Henning called the August 3, 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 Trustees were present: Ryan, Sanfilippo, McCarty, Carstensen, Madigan and Turner. Also present were Chair Henning, Director Garrigan and Clerk Romine.

D. ANNOUNCEMENTS AND CORRESPONDENCE

Director Garrigan provided an update on the recent zoning text amendments approved by the Village Board. They requested some minor revisions to the text related to the RV ordinance. Commissioner McCarty discussed the two, single-week allowances. Staff will revise the language to incorporate 2 one-week extensions.

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

- Commissioner McCarty moved, seconded by Commissioner Turner to approve the July 6, 2022 Planning and Zoning Board meeting minutes as amended.

Upon roll call, the vote was:

YES: 4: McCarty, Carstensen, Turner and Henning.

NO: 0.

ABSENT: 0.

ABSTAIN: 3: Ryan, Sanfilippo and Madigan.

THE MOTION CARRIED.

F. PUBLIC COMMENT

There was no public comment prior to the public hearings.

G. OLD BUSINESS

None.

H. NEW BUSINESS

1. PZB 22-06 – Consideration of a request for a variance from 10-10-3 of the Zoning Ordinance, and a Special Use for a not-for-profit club at the property commonly known as 894 Anita Avenue – Attorney Vasselli administered the oath to those wishing to testify. Director Garrigan presented the request for a variance to operate a club at 894 Main Street. The site is a light industrial building, and currently clubs or meeting halls are not permitted or listed as a special use in the Business Park District. He commented that there is nothing to indicate that the proposed use will have any negative impact on surrounding properties. No exterior site plan has been submitted, however, Director Garrigan discussed parking and stated there is a surplus of parking for normal uses, but accommodations may be needed for certain fundraising events. Based on the findings of fact, staff recommends approval of the variance and special use to allow the Teamster Horsemen to operate a not-for-profit club/meeting hall.

Mr. Tim Hill, secretary/treasurer for Teamster Horsemen Chapter 25 North, addressed the board with their request. He reviewed the organization and the services they provide to the community. They are a 501(c)7 and part of a nationwide group of motorcyclists. He read aloud the oath taken by members of the

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organization. He addressed differences between a group and a club, and stated they are a not-for-profit organization and not a club, and have supported the Antioch VFW, law enforcement, and their main charity, the VFW National Home for Children. They hope their continued tenancy in their current location will allow them to continue their local fundraising efforts. Mr. Hill presented letters of recommendation from others supporting their organization.

Commissioner Sanfilippo asked if events were held at the location, and approximate attendance. Mr. Hill responded that they had about 80 attendees for a previous event, and were able to accommodate parking. They are expecting to host one event per month with hopes to expand to more events in the future.

Mr. Hill confirmed that he would like the petition provided to the Planning and Zoning Board incorporated as a part of the record.

Commissioner McCarty asked for a written statement from the neighbors for parking. He asked about the fundraising events, and compliance with their 501(c)7 designation. He cautioned them to be careful with public events and fundraising. Commissioner McCarty asked if liquor would be sold at those events. Mr. Hill replied that they typically do sell alcohol. Attorney Vasselli commented that the liquor license is a different proceeding than what is being considered this evening. Commissioner McCarty also stated that they will need raffle licenses for any raffles they plan to hold.

Attorney Vasselli stated that if conditions put into the special use are violated, it can be revoked or rescinded but facts would be needed.

Commissioner McCarty asked if they intended on having video gaming at the facility. Mr. Hill responded that they do not at this time.

Commissioner Turner expressed concern with setting a precedent, but thinks in this area it is okay.

Chairwoman Henning commented on the distinction between a club and organization and believes in the good this organization does for the community.

Commissioner Sanfilippo moved, seconded by Commissioner Ryan, to approve the request for a variance to allow the Teamster Horsemen to operate a not-for-profit organization/meeting hall at the property commonly known as 894 Anita Avenue. Upon roll call, the vote was:

Upon roll call, the vote was:

YES: 7: Ryan, Sanfilippo, McCarty, Carstensen, Madigan, Turner and Henning.

NO: 0.

ABSENT: 0.

THE MOTION CARRIED.

Commissioner Sanfilippo moved, seconded by Commissioner McCarty, to approve the request for a special use to allow the Teamster Horsemen to operate a not-for-profit organization/meeting hall at the property commonly known as 894 Anita Avenue. Upon roll call, the vote was:

Upon roll call, the vote was:

YES: 7: Ryan, Sanfilippo, McCarty, Carstensen, Madigan, Turner and Henning.

NO: 0.

ABSENT: 0.

THE MOTION CARRIED.

2. PZB 22-07 – Concept Plan for a self storage facility of 5.0 acres for the property commonly known as 22458 W Route 173 – Director Garrigan reviewed the concept for a self-storage facility to be located at the Ploen property on Route 173 west of Menards. The applicant is working with Menards to

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develop a self-storage facility and two front outlots on Route 173. This is currently zoned B-2, which does not identify self-storage as a permitted or special use. The concept is a fully-enclosed one-story self-storage facility. He asked the Planning and Zoning Board if they feel this facility is the best use for this property, and what impact it may have to the future development of the Brown LLC property.

Mr. Jim and Bob Ploen addressed the Village Board regarding their concept for a self-storage facility at the property adjacent to Menards. Mr. Ploen discussed their active efforts to market the property and recent limitations facing the property in question. He commented that Menards would buy the entire parcel, but develop the rear lots for the storage facility. He stated that Menards is a good corporate neighbor, clean, and experienced in managing this type of facility. He discussed the possibility of access without the use of Brown Road.

Mr. Brian Barret, commercial real estate broker for the property, discussed the difficulty in marketing the property. He said this is a fully enclosed facility with lighting inwards. He discussed increased land values and said this is a 100% retail operation.

Commissioner Ryan discussed the neighboring property and its characteristics, and potential future development of the property.

Commissioner Sanfilippo discussed the area for the retention pond and neighboring properties. She further discussed the outlots, which Mr. Barret said would be purchased and developed by Menards for sale. She expressed concern with the impact of marketing the Brown property with this facility, and with an additional storage facility in Antioch.

Commissioner McCarty discussed the downfalls of self-storage including tax revenues and best uses for the property.

Commissioner Carstensen expressed concern with an additional storage facility, but also understands the challenges facing the property owners for the development of the site.

Commissioner Madigan would like to see other similar facilities Menards has operated.

Commissioner Turner discussed the booming storage market, but expressed concern with the location and amount of space on Route 173. He recommended they reach out to existing storage facilities in Antioch to gauge their vacancy. Mr. Ploen said the business manager at Menards felt there was a market for this.

Director Garrigan said the concept may go to the village board as a general concept with a little more detail.

I. ADJOURNMENT

There being no further discussion, the Planning and Zoning Board regular meeting adjourned 8:41 pm.

Respectfully submitted,

Lori K. Romine, RMC/CMC
Village Clerk