

APPROVED MINUTES

VILLAGE OF ANTIOCH PLANNING AND ZONING BOARD – REGULAR MEETING Municipal Building: 874 Main Street, Antioch, IL 60002 November 2, 2022

A. CALL TO ORDER

Chairwoman Henning called the November 2, 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 Commissioners were present: Ryan, Carstensen, Madigan and Turner. Also present were Chairwoman Henning, Director Garrigan, Attorney Vasselli and Clerk Romine. Absent: Commissioners Sanfilippo and McCarty.

D. ANNOUNCEMENTS AND CORRESPONDENCE

None.

E. APPROVAL OF THE AUGUST 3, 2022 PLANNING & ZONING BOARD MEETING MINUTES AS PRESENTED - Commissioner Turner moved, seconded by Commissioner Ryan, to approve the August 3, 2022 Planning and Zoning Board meeting minutes as presented.

Upon roll call, the vote was:

YES: 5: Ryan, Carstensen, Madigan, Turner and Henning.

NO: 0.

ABSENT: 2: Sanfilippo and McCarty.

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 22-09 – Consideration of a for a Special Use for the operation of a “Recovery and 12 Step Club” at the property commonly known as 466 W. Illinois Route 173; PIN 02-08-315-004 – Chair Henning said she would be recusing herself from discussion and vote. Attorney Vasselli administered the oath of office to those wishing to testify.

Member McCarty arrived at 7:03pm.

Director Garrigan provided an overview of the request for the Antioch Recovery Club to relocate to 466 W. Illinois Route 173. The 2.3 acre site is currently zoned R-3, and an addiction center or 12-step program is not identified as a permitted use in an R-3 district. He discussed the history of the property as a church, which has been vacant for a number of years. He also discussed the proposed use for the club which operates seven days a week, with an average of 18 meetings per week ranging from 8am to 9pm. The applicant has indicated that they will not allow individuals to reside within the building, and there are no sleeping facilities. The space would be used exclusively for meetings.

APPROVED MINUTES

Director Garrigan discussed the surrounding uses, and the potential impact this use will have, which is minimal. He reviewed parking requirements, and said this use would not have an impact on future development and improvement of adjacent properties. He added that the site has extensive buffering from adjacent residential properties, and has a full access point on Harden Street. Staff recommends approval of a special use PUD for this club.

Commissioner McCarty asked about the hours of operation. Mr. William Lamb, Antioch resident and board president of the Antioch Recovery Club (ARC), responded that they don't open and close at any certain times, but they do have meetings at scheduled times. The earliest is 7am on Fridays, and the latest is at 8pm and will generally be finished by 9:30pm. Commissioner McCarty asked if there was adequate lighting for the parking area. Director Garrigan responded that there are several wall packs, but would recommend adding a stipulation to improve lighting. He can work with the applicant to ensure there is sufficient lighting.

Commissioner Turner commented that he just drove by and it is dark and will need some lighting enhancements to make it a safe environment. He expressed concern with nearby residences and increased visibility with additional lighting.

Mr. Lamb mentioned that he has a letter from Mary Leonard, the representative from St. Peters who indicated they had little to no issues. He responded that there have been minimal issues at their current location, and the police are friendly with them knowing they are helping people.

Ms. Kathleen Vandeen, Lindenhurst resident, has been a member of the ARC for years, and is very thankful for this resource. She said they are hoping to make a home of their own to continue to help the community.

Ms. Marcella Mathis, Antioch resident, discussed her involvement in ARC and support for addicts as well as family members of those struggling with disease or an addiction.

Mr. Paul Happ, Wisconsin resident, discussed the assistance the group provides and the history of the organization to help those who struggle with addictions with alcohol among other things.

Ms. Katie Angel, Lake Villa resident, commented on the program for adult children of alcoholics which has been beneficial to those members.

Mr. Brian Radtke, real estate attorney for the seller of the property, said he is happy to answer any questions those present may have for the sellers of the property. They have a real estate contract pending, which is contingent on this special use.

Commissioner McCarty commented that what they are doing is fabulous for the community, and has witnessed the fight with addiction and supports their efforts.

Commissioner Turner asked if notifications were made to the surrounding properties. Director Garrigan said they are required to send notices to those within 250' as required by statute. He did have discussion with some neighbors who received the notice. He also added the need for the lighting element, and 4 lots on Harden that have the potential for developments or homes and asked to consider additional buffering with trees or landscaping.

Commissioner Ryan moved, seconded by Commissioner McCarty, to approve the request of a Special use for a PUD that would allow the Antioch Recovery Club to operate of a 12-step program at the property commonly known as 466 W. Illinois Route 173; subject to compliance with the

APPROVED MINUTES

requirements of the Village Engineer, compliance with the requirements of the Antioch Fire Protection District, and compliance with lighting standards and a non-residential use. Upon roll call, the vote was:

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

NO: 0.

ABSENT: 1: Sanfilippo.

RECUSED: 1: Henning.

THE MOTION CARRIED.

I. ADJOURNMENT

There being no further discussion, the Planning and Zoning Board regular meeting adjourned 7:38 pm.

Respectfully submitted,

Lori K. Romine, RMC/CMC
Village Clerk