

# APPROVED MINUTES

**VILLAGE OF ANTIOCH  
PLANNING AND ZONING BOARD – REGULAR MEETING  
Municipal Building: 874 Main Street, Antioch, IL 60002  
August 2, 2023**

## **A. CALL TO ORDER**

Chairwoman Henning called the August 2, 2023 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, Sanfilippo, McCarty, Carstensen, and Madigan. Also present were Chairwoman Henning, Community Development Director Garrigan, Attorney Thomas and Recording Secretary Thiel. Absent: Commissioner Turner.

## **D. ANNOUNCEMENTS AND CORRESPONDENCE**

None.

## **E. APPROVAL OF THE JUNE 27, 2023 PLANNING & ZONING BOARD SPECIAL MEETING MINUTES AS PRESENTED**

Commissioner McCarty moved, seconded by Commissioner Carstensen, to approve the June 27, 2023 Planning and Zoning Board special meeting minutes as presented.

Upon roll call, the vote was:

**YES: 4:** McCarty, Carstensen, Madigan and Henning.

**NO: 0.**

**ABSTAIN: 2:** Ryan and Sanfilippo.

**ABSENT: 1:** Turner.

**THE MOTION CARRIED.**

## **F. PUBLIC COMMENT**

Attorney Bill Thomas with Ottosen DiNolfo introduced himself and stated he was sitting in for Attorney Vasselli. He apprised the board and public that Ottosen DiNolfo represents the Village of Antioch as well as the Antioch First Fire Protection District. He stated he is only present to represent the Village of Antioch's Planning and Zoning Board during this meeting.

## **G. OLD BUSINESS**

None.

## **H. NEW BUSINESS**

1. **PZB 23-10 – Consideration of a variance from the Village's Site Plan Review Ordinance allowing for a pre-engineered 2,400 square foot metal building at the property commonly known as 700 Deep Lake Road; PIN 02-09-200-025**

Director Garrigan stated this was a public hearing. He explained that the applicant is the Antioch First Fire Protection District. The Fire Protection District won a referendum about a year ago and is now in the process of making improvements to their sites. They are requesting a variance for a pre-engineered 2,400 square foot metal building. The proposed building would be an accessory structure used for additional storage for the Fire Protection District. With exceptions to estate or agricultural districts, the Village does not allow metal sheeting structures. They are seeking relief from that prohibition. The Fire Protection District is also seeking relief from the impervious area limitations and height limitations.

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Director Garrigan reviewed the findings and facts required for a variance. He gave a brief overview of the surrounding properties. The area is semi-rural and estate in character. Staff believes the 2,400 square foot building would have no negative impact on the adjacent properties. The proposed building will be located behind the fire station building, so it will not be visible from Deep Lake Road. Existing landscaping and buffering will help to mitigate any potential impact to the properties located to the North.

Director Garrigan presented the site plan review. The site layout will generally remain the same, including the access drive, parking lot, fire station building, and bay doors. He gave an overview of the architectural characteristics of the building. The applicant has tried to include features that will make the metal building look less agricultural. This includes bay doors, wainscoting and additional elements to match the existing fire station building. Director Garrigan gave a brief review of the landscape plan. He further stated no additional storm water management will be required, but this will be reviewed by the Village engineer to confirm. Staff makes a favorable recommendation for both the proposed variance and site plan review.

Commissioner Ryan asked for clarification on the configuration of the main access to the proposed building.

Attorney Thomas administered the oath to Mr. Jason Estes, architect, who wished to testify.

Mr. Estes explained that overhead doors will be located on the north and south faces of the building. The building will be a warm storage building and it will have a dry fire suppression system.

Commissioner Ryan inquired about what is intended to be stored in the building. Mr. Estes explained that equipment currently stored at Station 1 will be moved to the proposed building so a buildout can be done at Station 1. Commissioner Ryan inquired about long-term storage.

Attorney Thomas administered the oath to Fire Chief Jon Cokefair, who wished to testify.

Chief Cokefair stated off-season boats and two Stoughton fire engines that are original to the department, will be stored in the proposed building, long-term.

Commissioner Sanfilippo asked if the height relief is due to the equipment. Chief Cokefair answered the airboat does need more height clearance. Additionally, if a piece of equipment or an apparatus needs to be stored or worked on, extra height will be needed.

Commissioner McCarty stated that since 2016 the Village has maintained there should be no structures without brick. Additionally, he recommended that the downspouts be directly drained to the nearby detention pond, and not have the water surface drain, to avoid frozen conditions.

Chief Cokefair commented that the goal is to have the proposed building be esthetically pleasing and match as close as they can to the existing building while also minding the cost.

Commissioner Carstensen inquired about the height of the existing building. She also asked about the long-term viability of a metal building versus brick. Mr. Estes stated that based on the intended use and being well maintained, the building could last 50 to 70 years. Commissioner Carstensen would like to see additional landscaping. Director Garrigan stated a stipulation can be added to have the applicant and architect work with staff to create a detailed landscape plan.

Commissioner Madigan asked if the building will be used for maintenance work on equipment. Chief Cokefair answered that equipment may be stored there if they are waiting for a part to fix the equipment.

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Chairwoman Henning acknowledged that the Fire Department needs to have storage for their equipment.

Commissioner McCarty asked that staff work with the applicant and architect to explore options for more texture on the exterior of the building.

Commissioner McCarty moved, seconded by Commissioner Carstensen, to recommend approval of PZB 23-10 seeking relief from the impervious surface area of 40 percent and the height limitation of 15-feet, with the following stipulations:

1. Compliance with the requirements of the Village Engineer,
2. And compliance with the requirements of the Antioch Fire Protection District.

Upon roll call, the vote was:

**YES: 6:** Ryan, Sanfilippo, McCarty, Carstensen, Madigan and Henning.

**NO: 0.**

**ABSENT: 1:** Turner.

**THE MOTION CARRIED.**

Commissioner McCarty moved, seconded by Commissioner Sanfilippo, to recommend approval of the site plan for PZB 23-10, with the following stipulations:

1. Compliance with the requirements of the Village Engineer,
2. Compliance with the requirements of the Antioch Fire Protection District,
3. The applicant will work with staff on a landscape plan to add potential additional buffering around the structure,
4. And the applicant work with staff on the texture on the outside of the structure above the wainscoting.

Upon roll call, the vote was:

**YES: 6:** Ryan, Sanfilippo, McCarty, Carstensen, Madigan and Henning.

**NO: 0.**

**ABSENT: 1:** Turner.

**THE MOTION CARRIED.**

## 2. **PZB 23-11 – Consideration of a Site Plan Review for First Station #1 located at 835 Holbek**

Director Garrigan stated this was a public hearing. The applicant is seeking site plan, landscaping, and architectural modifications. He explained that the biggest change being proposed is an additional access drive and new parking spaces located in front of the building. The new parking spaces will replace the existing parking spaces located to the east of the building. Parking in front of buildings is usually discouraged, however, the Police Department located to the east was allowed to construct parking in front of their building. The proposed parking and access drive will improve the circulation and eliminate potential conflict of emergency vehicles entering or existing. Director Garrigan explained that the second major change will be to the architecture of the building. The applicant is proposing to update the entrance area and make it more contemporary. There will be extensive outdoor lighting, all bay doors will be replaced, and two new windows will be added to the north façade. Other major improvements include new living quarters and an outdoor terrace. Extensive landscaping will be added, and the applicant has submitted a landscape plan. Two existing silver maple trees will be removed. Therefore, the applicant is required to provide a replacement ratio. Director Garrigan stated staff has asked the applicant to provide additional landscaping to soften the appearance of the proposed parking area from the Orchard Street side. Additionally, a new trash enclosure will be constructed of brick to match the existing structure. Staff is making a favorable recommendation to approve the site plan with a revised landscape plan.

Commissioner McCarty asked Chief Cokefair how many parking spaces are needed with full staff. Chief Cokefair responded that the most parking spaces that would be utilized would be 16, but there are

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three daytime positions that would park inside the building. Commissioner McCarty asked that the applicant work with staff to ensure the lighting photometrics are within the confines to the edge of the property.

Commissioner Carstensen expressed her appreciation for the additional landscape buffering.

Commissioner McCarty moved, seconded by Commissioner Ryan, to recommend approval of the site plan for PZB 23-11, with the following stipulations:

1. Compliance with the requirements of the Village Engineer,
2. Compliance with the requirements of the Antioch Fire Protection District,
3. Submittal of a revised landscape plan incorporating modifications highlighted by staff,
4. And agreed upon photometrics as submitted by the applicant.

Upon roll call, the vote was:

**YES: 6:** Ryan, Sanfilippo, McCarty, Carstensen, Madigan and Henning.

**NO: 0.**

**ABSENT: 1:** Turner.

**THE MOTION CARRIED.**

### **3. PZB 23-12 – Consideration of a Site Plan Review for a new auto sales and service facility for Raymond Kia of Antioch located at the Northwest Corner of IL 173 and Brown Avenue**

Director Garrigan stated this was a public hearing. He gave an overview of the proposed plan for a new dealership with a large service area. The property is approximately 6.8 acres and is zoned as commercial B-2. The property is located along Brown Avenue, which is currently an unimproved roadway, more specifically, a glorified driveway. There is a proposal to improve Brown Avenue to make it the main access to the proposed development. There are future plans to have a second full access point from Lincoln Avenue. A full traffic study has been done and has been submitted to IDOT. IDOT will need to approve full access at Brown Avenue. Director Garrigan explained that the applicant is proposing to have 403 parking spaces. Most of the spaces will be used for inventory, but the applicant has met the requirements for parking, including handicap parking spaces. He further explained that the proposed building will be 24,000 square-feet with a contemporary, modern design and two stories. The applicant is proposing an extensive amount of landscaping along Route 173, but they are looking for relief from the landscape islands required based on the amount of parking spaces. There is also a proposed new sidewalk that will be located along Route 173 and will be consistent with the sidewalk located along Route 173 in front of Menards and Wal-Mart. Staff requests that a sidewalk or bike trail also be incorporated along the improved section of Brown Avenue. Director Garrigan continued to explain the photometric plan. Staff determined that there is an area along Route 173 with illumination that is slightly higher than what is allowed but believes that it is appropriate because dealerships require more illumination to provide better visibility of the inventory for security and commerce purposes. Staff makes a favorable recommendation with the six stipulations outlined in the staff report.

Commissioner Ryan asked if Brown Avenue is Village property. Director Garrigan stated that the existing Brown Avenue is private property but there is sufficient property to have it dedicated for a future right of way for future improvements of Brown Avenue. The existing Brown Avenue will be incorporated with the new Brown Avenue. Staff will work with the residents located on the northeast end of Brown Avenue to provide access to their properties, however, the exact access points have not been determined yet.

Commissioner Ryan inquired about where the water from the retention ponds will drain to.

Attorney Thomas administered the oath to Mr. Chris Perry with Woolpert, engineer, who wished to testify.

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Mr. Perry gave a brief explanation of the drainage plan. Director Garrigan added that the overall PUD will require a storm water management plan to be compliant with the village and Lake County storm water management ordinances.

Commissioner Sanfilippo asked for confirmation that the storm water will eventually drain into Little Silver Lake. Mr. Perry answered that ultimately that is where everything goes and all future detentions on the development site will be designed based on Lake County standards so there will be no impacts downstream. Commissioner Sanfilippo asked Director Garrigan to find out if there is a master association that manages Little Silver Lake.

Commissioner Sanfilippo noted that the north elevation of the building, which will be the service area, is two stories and has no windows. She inquired if that was typical.

Attorney Thomas administered the oath to Mr. Mark Scarpelli, petitioner, who wished to testify.

Mr. Scarpelli explained that service departments are typically located at the back of the building. The back of the building will have service doors and will be constructed of brick or concrete walls. Vehicles will be placed on service lifts in the service area, so the walls need to be higher than the height of show room walls.

Commissioner Sanfilippo inquired about the extensive landscaping on the back of the building. Director Garrigan stated there will be different layers of buffering. Commissioner Sanfilippo asked what the plans are with the existing site. Mr. Scarpelli explained that the plans have not been finalized but it will be automobile based.

Chairwoman Henning stated that there is an association for Little Silver Lake.

Commissioner McCarty asked if Mr. Scarpelli intends to purchase the property to manage, run and keep. Mr. Scarpelli confirmed this. Commissioner McCarty asked what the distance is between the rear of the property and Little Silver Lake. Mr. Perry stated it was approximately 1,200 feet. Commissioner McCarty asked for clarification on the lighting. Director Garrigan stated the lighting is all within the required standards, except for one slight variation at the front of the property to allow more visibility of inventory and for security.

Commissioner McCarty noted that the grade to the east of Brown Avenue should be about one and a half to one. Director Garrigan confirmed that there are some grade issues that will need to be addressed. Commissioner McCarty stated he reviewed the traffic study. Director Garrigan advised there could potentially be a full signal located at Lincoln Avenue. Commissioner McCarty asked if there will be triple basins to filter any contaminants from the service center. Mr. Perry affirmed water quality needs to be maintained before the water can leave the property.

Commissioner Carstensen agreed that more landscaping will be beneficial to help with storm water. She asked Mr. Scarpelli how much he anticipates this to increase sales. Mr. Scarpelli stated they anticipate an increase of about 20 percent in the first year. Commissioner Carstensen thanked Director Garrigan and staff for the bike path consideration.

Commissioner Madigan inquired about the expected completion time of the new dealership. Mr. Scarpelli answered they hope to start digging by next March or April. Commissioner Madigan expressed concern about increased traffic. Director Garrigan stated that IDOT is currently working on plans to widen Route 173 and add signalization to improve traffic flow.

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Commissioner McCarty moved, seconded by Commissioner Madigan, to recommend approval of the site plan for PZB 23-12, with the following stipulations:

1. Compliance with the requirements of the Village Engineer,
2. Compliance with the requirements of the Antioch Fire Protection District,
3. A sidewalk or bike path be incorporated along Brown Avenue,
4. Any mechanicals on the building be painted the same color as the building,
5. The trash enclosure be painted a color that will match the proposed building,
6. And the applicant work with staff on the appropriate landscape islands to be relocated on the site to provide more room for inventory.

Upon roll call, the vote was:

**YES: 6:** Ryan, Sanfilippo, McCarty, Carstensen, Madigan and Henning.

**NO: 0.**

**ABSENT: 1:** Turner.

**THE MOTION CARRIED.**

### I. ADJOURNMENT

There being no further discussion, the Planning and Zoning Board regular meeting adjourned at 8:45 pm.

Respectfully submitted,

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Rachel Thiel  
Recording Secretary