

# APPROVED MINUTES

## **VILLAGE OF ANTIOCH PLANNING AND ZONING BOARD – SPECIAL MEETING Municipal Building: 874 Main Street, Antioch, IL 60002 July 10, 2024**

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

Secretary Thiel called the July 10, 2024 special 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: Sanfilippo, McCarty, Carstensen, Madigan, Martinez, and Turner. Also present were Community Development Director Garrigan, Attorney Vasselli and Recording Secretary Thiel.

Commissioner Madigan moved, seconded by Commissioner Carstensen, to appoint Commissioner McCarty as acting chair for the meeting.

Upon roll call, the vote was:

**YES: 6:** Sanfilippo, McCarty, Carstensen, Madigan, Martinez, and Turner.

**NO: 0.**

**ABSENT: 0.**

**THE MOTION CARRIED.**

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

Director Garrigan informed the Commission that the proposed solar farm to be located on North Avenue, east of Deep Lake Road was approved by the Village Board.

Director Garrigan introduced new Commissioner, Jose Martinez.

### **E. APPROVAL OF THE JUNE 5, 2024 PLANNING & ZONING BOARD MEETING MINUTES AS PRESENTED**

Commissioner Madigan moved, seconded by Commissioner Turner, to approve the June 5, 2024 Planning and Zoning Board meeting minutes with one correction.

Upon roll call, the vote was:

**YES: 6:** Sanfilippo, McCarty, Carstensen, Madigan, Martinez, and Turner.

**NO: 0.**

**THE MOTION CARRIED.**

### **F. PUBLIC COMMENT**

Jack Fields, Antioch resident on W Lillian Place, asked whom is in charge of overseeing the Kia Dealership project. Director Garrigan stated he has been overseeing the project and understands there has been some frustration from some of the residents in the area of the project. He added that grading and Brown Avenue improvements are behind due to weather conditions. He advised that any questions regarding the project should be deferred to the Village Engineer, but most of the comments and concerns are being directed to the developer.

Robert Opal, Redwing View resident and President of the Redwing View HOA, expressed concerns that development of the Oasis Assisted Living facility will obstruct the picturesque view that he currently has, the nuisances during construction, and light and noise pollution.

Kathy Oliver, Antioch resident on W IL Route 173, stated she owns property near the new Kia Dealership. She inquired about the sign ordinance in comparison to what is being requested by Kia for their new sign. She expressed

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her concerns about the effects of artificial light on the environment and she hopes that the lighting concerns will be taken into consideration when considering Kia's sign request.

### **G. OLD BUSINESS**

None.

### **H. NEW BUSINESS**

#### **1. PZB 24-06 – Consideration of a request for a variance for a 15-foot monument sign at a Kia Dealership for the property commonly known as 235 E IL Route 173; PIN 02-16-100-030**

Director Garrigan stated this was a public hearing. He explained that the sign ordinance allows for a monument sign 8 feet in height and 40 square feet. The applicant is seeking a variance for a sign that is 15 feet-8 inches in height and 76 square feet. Director Garrigan provided a review of the findings and facts. Based on the size of the building, approximately 26,000 square feet, the proposed sign will blend in with the commercial character of the area and will not have any negative impact on adjacent properties. The proposed sign will be located at Brown Avenue and Route 173 and the sign will not pose any sight-line issues. Staff makes a favorable recommendation to approve the variance.

Secretary Thiel administered the oath to those wishing to testify.

Commissioner Sanfilippo inquired about the size of the sign at the existing Kia Dealership.

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

Mr. Scarpelli stated the proposed sign will be approximately the same size as the sign located at the existing Kia Dealership. Commissioner Sanfilippo asked if the sign will be illuminated at all times. Mr. Scarpelli answered it will be on a timer but times have not yet been determined.

Commissioner Sanfilippo asked what the heights are of other signs on Route 173. Director Garrigan stated the Raymond Chevrolet sign is about 30-feet, Kunes' sign is similar, Great Lakes Credit Union's sign is 15-feet, and Happy's Carwash's sign is 12-feet.

Commissioner Carstensen asked if there will be illumination on the outside of the lettering. Mr. Scarpelli stated it appears that just the KIA lettering will be illuminated. Commissioner Carstensen asked for confirmation to protect the nearby residents.

Commissioner Madigan asked if there was a local dealership with a similar sign. Mr. Scarpelli stated there is a Kia dealership in Elgin that was recently built that has a similar sign.

Commissioner Martinez asked how far the sign will be located from Brown Avenue and Route 173. Mr. Scarpelli explained there will be grass and a walkway, then a setback. Director Garrigan added it will be about 40 feet from the property line. Commissioner Martinez asked if the sign will be visible from east and west. Mr. Scarpelli confirmed.

Commissioner Turner asked if the applicant will still be required to keep the lighting at a half-foot candle. Director Garrigan explained that staff will work with the applicant, but the ordinance does not allow a backlit cabinet, the applicant is only allowed to illuminate the logo or lettering. Commissioner Turner asked Mr. Scarpelli if Kia has any requirements that he will need to follow. Mr. Scarpelli explained Kia has a sign package and there are no deviations, but there are some different height variations.

Commissioner McCarty assured those in attendance that the Village is very sensitive to lighting requirements.

Ms. Oliver asked for clarification on the direction the sign will face, size of the sign and setback.

Commissioner Turner moved, seconded by Commissioner Sanfilippo, to recommend approval of the Variance for PZB 24-06.

Upon roll call, the vote was:

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**YES: 6:** Sanfilippo, McCarty, Carstensen, Madigan, Martinez, and Turner.

**NO: 0.**

**THE MOTION CARRIED.**

### **2. PZB 24-07 – Consideration of a request for a Special Use for an assisted living and memory care facility located at the property commonly known as 991 IL Route 173; PIN 02-15-200-005**

Director Garrigan stated this was a public hearing. He explained that the property is currently zoned R-1. The applicant is not requesting a zoning change because they are proposing a 65,000 square foot assisted living facility which is considered a special use in R-1. A concept plan was presented to the Planning and Zoning Board and the Village Board in 2023. The applicant has since had meetings with residents of adjacent properties to address their concerns. Director Garrigan gave a review of zoning of surrounding properties. He advised the board to consider whether the proposed facility would be compatible with the adjacent single-family neighborhood and whether it would have any negative impact on the adjacent residents. He asked that the board also consider if this proposed use would create negative externalities, such as noise, light pollution, sound pollution, substantial traffic, or other negative impacts on the adjacent residents. Director Garrigan stated the applicant previously proposed a stub street to be connected to the Redwing View subdivision, but that stub street has been eliminated and the area along the eastern perimeter is now proposed to have a landscape buffer. He continued to explain the site plan and reviewed the parking, elevation and landscaping. He added that once the landscaping matures, the building will not be visible to the homes located east and north of the property. A 3-foot berm is being proposed along the perimeter of the property and large evergreens along the eastern perimeter will provide 100% opacity at full maturity. He further stated that the northern perimeter has a lack of evergreens and staff asks that the applicant duplicate what is proposed along the eastern perimeter. Director Garrigan reviewed the photometric plan and stated the proposed plan complies with all requirements. Preliminary engineering has been submitted, which included a grading and drainage plan. The applicant will be required to complete the final engineering. Director Garrigan concluded that staff makes a favorable recommendation to approve the special use with stipulations.

Secretary Thiel administered the oath to those wishing to testify.

Commissioner Sanfilippo asked for clarification on what landscaping will be on the eastern elevation. Director Garrigan reviewed the landscape plan for the eastern elevation and stated that the applicant worked with nearby residents to incorporate a wall of evergreens to provide 100% opacity at full maturity. He provided examples of other assisted living facilities adjacent to single-family neighborhoods.

Commissioner Sanfilippo asked if there is anything architecturally that can be done to break up the roofline along the east side of the proposed building. Director Garrigan answered there will be large projections to break up the roofline and he suggested stone be incorporated on those projections to break up the elevation a little better. Brackets along the roofline could also add architectural interest. If there is support for these modifications, the modifications could be added before being presented to the Village Board.

Commissioner Sanfilippo asked how many employees would be on site.

Sam Martin, Vice President of Oasis Senior Living, stated there will be an average of 22 to 23 employees. Commissioner Sanfilippo asked how many units the facility will have. Mr. Martin stated there will be a total of 85 units, 70 for assisted living and 15 for memory care. The building will be locked down, but residents will have access to a courtyard area located at the center of the building.

Commissioner Carstensen inquired about existing trees. Director Garrigan explained that the applicant did complete a tree survey and the applicant will preserve the majority of the trees along Route 173 and the northern perimeter of the property. Commissioner Carstensen asked if the applicant will be required to plant trees to replace ones that are removed. Director Garrigan stated that the applicant has exceeded the number of trees they will be required to plant in their landscape proposal. Commissioner Carstensen asked if any trees originally thought to remain are removed, can the applicant be required to replace them with additional trees. Director Garrigan advised that the ordinance requires any removed trees be replaced with two or three trees, depending on the caliper.

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Commissioner Sanfilippo asked if the trees that are expected to be preserved were tagged during the tree survey. Director Garrigan confirmed that the trees were tagged. He added that he has proposed a tree ordinance in the past and there has been a lack of support. He would like to explore creating a restrictive tree ordinance.

Commissioner Carstensen stated the community lacks healthcare and hopes that the proposed assisted living facility could potentially bring a hospital to the community. Commissioner McCarty added that hospital locations are managed by the state.

Commissioner Madigan inquired about the landscaping berm along the southeast area of the property. She expressed concern about lighting from inside the building affecting neighboring residents and asked if more mature landscaping could be incorporated. Director Garrigan stated there is an opportunity to incorporate more trees and feels the currently proposed landscaping along the northern perimeter is insufficient. Commissioner Madigan reiterated that she would like to see more mature landscaping planted to protect the adjacent residents on all sides.

Commissioner Martinez asked if the planted trees could be 12 to 15-foot in height. Director Garrigan explained that the taller the tree, the higher the caliper and less probability the tree will have to survive.

Commissioner Martinez inquired about the units and if any of the units will house more than one resident. Mr. Martin explained that there will be 85 residents once fully occupied, and it's very unlikely one unit will be occupied by a couple. Commissioner Martinez asked for more information about security. Mr. Martin stated the building will be accessible only by code and the code will need to be used to get in and out of the facility. Residents do not usually get the code and memory care is a completely locked down unit and is not accessible from the outside of the building. Commissioner Martinez asked about overnight staff. Mr. Martin advised there will be three shifts with a full shift having about 22 to 25 employees, but the third shift will be about half.

Commissioner Turner asked if there will be a drive lane that will go around the building. Director Garrigan stated there will not be a fire lane that will go around the building, but the Fire Department has reviewed the plan and advised they are comfortable with the general layout. He added that landscaping would have to be sacrificed to allow for a fire lane. Commissioner Turner asked how many feet are between the lot line and the east side of the building. Director Garrigan answered 62 feet. Commissioner Turner agreed that he would like to see a more robust landscape plan on the north perimeter, like the plan on the east perimeter. He also expressed concern about the lack of a drive lane and would like the Fire District to be more involved.

Commissioner McCarty asked if the building will be sprinkled and have fire alarms throughout. Director Garrigan confirmed that sprinklers will be required due to the square footage and there will be alarms throughout. He added that the Fire Department will have an opportunity to review the plan before final engineering is approved and is willing to ask the Fire Department to bring representation before the board or have them put there formal position on the fire lane in writing.

Abhi Veer, Bono Consulting, advised the board that the aspect of a fire lane was considered. He stated that 25 to 30 feet of flat land has been provided to allow fire personnel access to the back of the building if necessary. Fire hydrants will also be located at the back of the building and the front of the building. Commissioner Turner expressed his appreciation but still has concerns that the Fire Department will request changes that will impact the proposed berm and landscaping.

Attorney Vasselli asked if there has been any other inquiries about developing on the subject property. Director Garrigan answered there has not. Attorney Vasselli asked if, aside from the proposed assisted living facility, the best use of the subject property would be a dense residential development. Director Garrigan confirmed Attorney Vasselli's statement.

Secretary Thiel administered the oath to Vince Accardo, Redwing View Resident, who wished to testify.

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Mr. Accardo expressed his support for the proposed assisted living facility. He believes that residents of the facility will not be a threat to the Redwing View subdivision and other alternatives could have a negative impact.

Mr. Opal expressed his appreciation for the concern about the lack of a fire lane. He stated that the height of the building is proposed to be 20 feet and typically the second-floor ceiling of a two-story home is 19 feet. He expressed concerns about the time it will take for the landscaping to mature to block the view and light pollution from the facility to the adjacent residential homes. Mr. Opal does not believe 33 parking spaces for employees and visitors is sufficient. He would like the view of nature from his home to be preserved.

William Long, Redwing View resident, shared that there are about one to two dozen mostly mature, canopy trees that provide shade. He does not believe that the proposed facility will be beneficial to the community. He stated when he purchased his home, he was aware that the property was zoned for residential and believed that single family homes or a retail establishment would be more beneficial to the community. He believes allowing the proposed facility will only benefit an out-of-state corporation and enrich its shareholders.

Commissioner Madigan asked if the courtyard is open above because it is not shown on the elevations. Commissioner McCarty clarified that the courtyard is open and there is no roofline shown over the area. Director Garrigan confirmed the courtyard is open. Mr. Martin stated the roofline will go all the way across on the exterior of the building and the courtyard side.

Commissioner Sanfilippo asked for clarification on the number of parking spaces for staff and visitors. Mr. Martin stated each unit is an apartment and very few of the residents have visitors day-to-day. The hope is to have residents whose families are nearby.

Commissioner Turner asked for clarification on the expectation for the landscaping on the north side of the property. Director Garrigan suggested continuing the matter to allow staff to work with the applicant to address all the discussed concerns and get input from the Fire Department.

Commissioner Sanfilippo asked Director Garrigan to provide a hard copy of the tree survey.

Commissioner Martinez suggested doubling the proposed number of evergreens and staggering the trees along the eastern perimeter.

Commissioner McCarty stated his concerns about standing water along the berm on the eastern perimeter. He also asked for a more adequate berm.

Commissioner Turner moved, seconded by Commissioner Madigan, to continue PZB 24-07 to the August 7, 2024 Planning and Zoning Board Meeting, allowing the petitioner an opportunity to work with staff to address the concerns expressed by the Board and residents.

Upon roll call, the vote was:

**YES: 6:** Sanfilippo, McCarty, Carstensen, Madigan, Martinez, and Turner.

**NO: 0.**

**THE MOTION CARRIED.**

### **3. PZB 24-08 – Consideration of a request for a Special Use for a weight-lifting club facility located at the property commonly known as 927 Carney Court; PIN 02-08-485-842**

Director Garrigan stated this was a public hearing. The applicant is proposing an 8,900 square-foot weight-lifting facility. The subject property is zoned Business Park. A weight-lifting facility is not a permitted use in the Business Park zoning, which is the reason for the applicant requesting relief from that requirement and requesting a Special Use. Director Garrigan provided a brief history on the property. The property is surrounded by industrial use and staff believes that the proposed weight-lifting facility will not have a negative impact on adjacent suites or industrial buildings. The proposed facility is consistent with the current trend of development. He continued that the applicant is

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not proposing any major changes to the exterior of the property and there is ample existing parking. Staff makes a favorable recommendation to approve the Special Use.

*Commissioner McCarty recused himself from discussion on this item.*

Attorney Vasselli administered the oath to Tom Handyside, petitioner, who wished to testify.

Commissioner Sanfilippo asked for clarification on the location of the proposed facility. Mr. Handyside stated the facility will be at the northeast corner of the building. Commissioner Sanfilippo asked if there will be a sign on the building. Mr. Handyside confirmed there will be a sign on the building and no monument sign will be requested.

Commissioner Carstensen and Commissioner Madigan both expressed support for the facility.

Commissioner Martinez inquired about the business model. Mr. Handyside explained that the facility will be operating and staffed 24/7 with key card access. Commissioner Martinez asked how many bathrooms are currently in the facility and if there will be showers. Mr. Handyside answered there are currently three bathrooms, but there is a 3,600 square-foot unit adjacent to the proposed facility that he would like to eventually expand into to add a locker room and showers.

Commissioner Turner also expressed support. He asked if Mr. Handyside currently has any other facilities. Mr. Handyside stated he does not currently have a facility and provided some background and how he came up with the plan for the proposed facility.

Commissioner Sanfilippo asked if there will be a limited number of memberships. Mr. Handyside does not want the facility to become overcrowded, but he expects to have a cap of 400 to 500 memberships, depending on the need and ability to expand.

Commissioner Turner moved, seconded by Commissioner Madigan, to recommend approval of the Special Use for PZB 24-08.

Upon roll call, the vote was:

**YES: 5:** Sanfilippo, Carstensen, Madigan, Martinez, and Turner.

**NO: 0.**

**THE MOTION CARRIED.**

### **I. ADJOURNMENT**

There being no further discussion, the Planning and Zoning Board regular meeting adjourned at 8:52 pm.

Respectfully submitted,

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Rachel Thiel  
Recording Secretary