

APPROVED MINUTES

VILLAGE OF ANTIOCH PLANNING AND ZONING BOARD – REGULAR MEETING Municipal Building: 874 Main Street, Antioch, IL 60002 August 7, 2024

A. CALL TO ORDER

Chairman McCarty called the August 7, 2024 regular meeting of the Planning and Zoning Board to order at 7:01 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: Carstensen, Misch, and Martinez. Also present were Chairman McCarty, Community Development Director Garrigan, Attorney Vasselli, and Recording Secretary Thiel. Absent: Commissioners Sanfilippo, Madigan, and Turner.

D. ANNOUNCEMENTS AND CORRESPONDENCE

Director Garrigan introduced new Commissioner, Samantha Misch.

E. APPROVAL OF THE JULY 10, 2024 PLANNING & ZONING BOARD MEETING MINUTES AS PRESENTED

Commissioner Martinez moved, seconded by Commissioner Carstensen, to approve the July 10, 2024 Planning and Zoning Board meeting minutes as presented.

Upon roll call, the vote was:

YES: 3: Carstensen, Martinez, and McCarty.

ABSTAIN: 1: Misch.

NO: 0.

ABSENT: 3: Sanfilippo, Madigan, and Turner.

THE MOTION CARRIED.

F. PUBLIC COMMENT

None.

G. OLD BUSINESS

1. 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 E Route 173; PIN 02-15-200-005

Director Garrigan stated this was a continuation of a public hearing. He stated staff met with the applicant and the First Fire Protection District (FFPD) to address concerns about the FFPD's ability to provide emergency services to the facility. The revised preliminary engineering plans now includes a proposed fire lane. Additional interior changes have been made to allow the fire department clearer access into the building and the building will be fully sprinkled. The FFPD has reviewed the plan and submitted correspondence that states the applicant has addressed the FFPD's concerns. Director Garrigan continued to explain that the applicant worked with staff to revise the landscape plan. An additional layer of evergreens will be 8 to 10 feet tall when planted and, after 5 years, will provide 100% opacity at full maturity. A line of evergreen trees has also been added along the northern perimeter of the property, consistent with the proposed landscaping along the eastern perimeter. Director Garrigan added that the applicant will provide an exhibit to address the concerns about the impact the proposed facility may have on the property values of the adjacent single-family homes.

Chairman McCarty inquired about the additional concern regarding parking. There was concern about 22 of the proposed 38 parking spaces being used by employees during all shifts. Director Garrigan advised that the proposed number of spaces is sufficient based on the ordinance and the operations manager believes there will be sufficient parking based on other existing facilities.

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Secretary Thiel administered the oath to those wishing to testify.

Sam Martin, representative for Oasis Senior Living, stated there will be a total of 22 staff members but there will only be eight to nine staff members per shift. Chairman McCarty stated the board was previously advised that there would be 22 employees on shift at once. Mr. Martin clarified that the 22 employees would not be on shift at the same time. He further explained that they did some reconfiguring of the building and reduced the total number of apartments down to 82.

Commissioner Carstensen inquired about the size of the berm. Director Garrigan explained that due to the grading there are limitations on how big the berm can be.

Commissioner Martinez asked to review the landscape plan on the eastern perimeter. Director Garrigan clarified that the revised landscape plan includes two layers of evergreen trees along the eastern property line, adjacent to the single-family homes. He added that the fire lane is impervious grass paver. Commissioner Martinez asked if the Village could have the capability to inspect the trees and the applicant be held responsible for replacing any trees that die. Director Garrigan explained that a condition can be incorporated into the Special Use that states a staff inspection be done every few years and the applicant be required to replace any dead landscaping. Attorney Vasselli confirmed this provision can be made.

Chairman McCarty asked for clarification on the width of the fire lane. He expressed concern that a fire truck will not be able to make the turn on the northeast corner.

Abhi Veer, Bono Consulting, explained that the FFPD is aware that an engine will not be able to clear the turning radius, but they still needed the 20-foot-wide fire lane on the north side of the building. Director Garrigan reiterated that the FFPD approved of the plan.

Attorney Vasselli admitted the letter from the FFPD to the records as "Exhibit A".

Maria Colombus, Redwing View resident, expressed her concerns about the effects the development could have on the homes and properties of the residents located adjacent to the development. She advised the board that the Village's Business Development Manager dismissed the residents' concerns at one of the meetings held by the applicant. A petition has been created in objection to the development and currently contains 88 signatures.

Robert Opal, Redwing View resident and president of the Redwing View HOA, submitted the petition to the board. Attorney Vasselli admitted the petition to the records as "Exhibit B".

Mr. Opal expressed his concerns regarding the parking, the size of the berm, tree coverage, and if the Village will hold the applicant responsible for any shortcomings.

Christian Guerra, Redwing View resident, shared his concerns regarding the impact the development may have on property values, traffic and safety, and light pollution. He further expressed concern that the facility will alter the character of the community.

Secretary Thiel administered the oath to William Long, Redwing View Resident, who wished to testify.

Mr. Long asked what would happen to the existing trees along the property lines. Chairman McCarty stated there will be some trees that will be saved, and some will be removed. He advised Mr. Long to submit a FOIA request for copies of the landscaping plans.

Commissioner Carstensen addressed the Redwing View residents in attendance. She stated the board and staff has worked hard to find a compromise with the applicant regarding the landscaping and lighting. She advised the residents that the utilities will have to follow code, and the Village has no control over Route 173.

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Ms. Colombus asked if there are designated turn lanes. Director Garrigan stated the applicant will require an IDOT access permit and there is potential that IDOT will require deacceleration turn lanes. Ms. Colombus further asked about parking for residents that drive and if the lighting will be pointed away from the residential homes. Chairman McCarty explained the lighting requirements. Mr. Martin stated residents of similar facilities do not typically drive and many of the residents don't receive frequent visitors. The facility will offer transportation for the residents. He further addressed the concerns about ambulatory events.

Commissioner Carstensen informed the residents that the Village cannot assist with HOA issues. Attorney Vasselli confirmed that HOAs are independent bodies.

Commissioner Martinez explained his experience with having a three-story senior living facility located behind his property and sympathizes with the concerns expressed by the Redwing View residents.

Mr. Opal reiterated his concerns about ambulance lights, the berm, and light pollution.

Chairman McCarty stated that no decision has been predetermined. He asked again for clarification on the parking and number of employees per shift. Mr. Martin restated that there will be 22 employees spread across all three shifts and there will be an average of eight employees per shift.

Commissioner Carstensen moved, seconded by Commissioner Martinez, to continue PZB 24-07 to the September 4, 2024 PZB Meeting.

Upon roll call, the vote was:

YES: 4: Carstensen, Misch, Martinez, and McCarty.

NO: 0.

ABSENT: 3: Sanfilippo, Madigan, and Turner.

THE MOTION CARRIED.

Before continuing to New Business, Attorney Vasselli explained to those in attendance the purview of the commission as a recommending body.

H. NEW BUSINESS

1. PZB 24-03 – Discussion regarding a concept plan for a CarMax Inventory Center on 86 acres at the Antioch Corporate Park at the property located North of IL Route 173 west of Brookfield Drive

Director Garrigan briefly summarized the proposed concept plan for a CarMax vehicle inventory center on an 86-acre property. He explained that 22 acres of the property will be set aside for future development. The property is currently zoned M-1, and the concept is permitted.

Secretary Thiel administered the oath to those wishing to testify.

Bruce Goldsmith, counsel for the applicant, provided additional context about the proposed facility. He added that the facility could bring revenue and jobs to the Village.

Attorney Vasselli asked if the proposed facility would be a dealership or a warehouse. Mr. Goldsmith answered it would be a wholesale dealership, so it would not generate sales tax revenue.

Steve Hudak, representative for CarMax, provided background on CarMax's history and business model. He gave a brief overview of the site and the vision of the proposed facility. He further provided a breakdown of the number and roles of employees at the proposed facility.

David Miller, Johnson Research Group, presented a fiscal and economic impact study of the proposed facility. He explained the model used to determine the fiscal and economic impact and the model indicates the proposed facility could generate approximately \$363,000 of annual general tax revenue for the Village. When the TIF expires, the Village would get approximately \$18,000 in property tax revenue.

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Chairman McCarty asked Director Garrigan if, prior to further submittals, updated data will be provided under the current TIF guidelines. Director Garrigan stated the TIF has 11 years remaining, so most of the tax revenue will go to the TIF. The Village will collect 2% of the building fees and there will be substantial connection fees for the utilities.

Kelton McCoy, assistant to Mr. Hudak, provided aerial views of the subject property. He explained that the west side of the property is in a flood plain and is not buildable. Mr. McCoy reviewed the overall site plan, including stormwater, landscaping, and potential future expansion to the parking lot. Additionally, the site plan showed potential for an additional end user on the south portion of the site. Mr. Hudak explained that their planning team wanted to show on the site plan what the south portion of the site could potentially hold by a future user. The applicant does not have any need for it, but they wanted to illustrate how it could be used by a separate end user.

Jordan Tastad, engineer with Kimley-Horn, acknowledged that the Village has adopted Lake County's stormwater ordinance. He provided an overview of the proposed stormwater management, which includes compensatory storage on the southwest corner of the site. Chairman McCarty asked how they plan to mitigate any oils, gases, etc. to prevent them from running to the creeks and wetlands. Mr. Tastad stated that runoff will be piped into the stormwater management facilities which will provide water quality volume and will allow any pollutants to settle in the pond before the water discharges into the creek. Plantings will also be at the bottom of the pond to filter pollutants.

Justin Opitz, Kimley-Horn, presented the traffic study which determined that Route 173 will be able to handle the additional traffic with minimal issues.

Mr. Goldsmith remarked that the TIF is currently operating negatively and reiterated that the proposed CarMax facility has the potential to bring more jobs and revenue to the Village. He further provided a summary of the concept plan presentation.

Commissioner Carstensen commended the representatives of the applicant on their presentation. She further asked Director Garrigan what will be done with the old Kia building. Director Garrigan stated the owner, Mr. Scarpelli, intends to reuse the property for some type of auto use. Commissioner Carstensen asked how many inquiries have been made on the subject property. Director Garrigan stated there has only been one other inquiry during his time with the Village.

Commissioner Carstensen asked if the residents adjacent to the subject property have been notified. Director Garrigan advised that the residents will be notified if the applicant proceeds with submitting a site plan or PUD. Chairman McCarty stated that the residents are located more than 250 feet from the subject property. Attorney Vasselli asked Mr. Goldsmith if the applicant will agree to notify the residents if they move forward. Mr. Goldsmith agreed to notifying the residents.

Commissioner Martinez asked if there would be two phases of construction. Director Garrigan explained that there is the potential for two phases if a user is identified for the 22-acre portion of the site. Mr. Goldsmith explained that it is too early in the process to know if both buildings would be both at the same time. Mr. Hudak clarified that, if they proceeded to build the facility in phases, the first phase would be construction of the wholesale auction building and the second phase would be the construction of the reconditioning building.

Commissioner Martinez asked if the TIF would be extended if the facility is built in phases. Chairman McCarty stated the TIF works on a timeframe and ends in 11 years. Attorney Vasselli confirmed that there are no plans to extend the TIF. Mr. Goldsmith added that the TIF only deems where the tax revenue will go.

Chairman McCarty asked Director Garrigan to provide the board with information on the history and status of the TIF. Director Garrigan confirmed he can provide a summary and general background of the TIF.

Chairman McCarty asked if local construction companies will be hired as well as hiring employees local to the area. Mr. Hudak stated that the management team will likely come from other facilities and existing CarMax employees.

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could request to be transferred to the new facility, but he believes predominantly new hires will be local. He advised that the project will be put out to bid and they would try to award to local contractors.

Commissioner Carstensen moved, seconded by Commissioner Misch, to send the concept plan for PZB 24-03 to the Village Board for review.

Upon roll call, the vote was:

YES: 4: Carstensen, Misch, Martinez, and McCarty.

NO: 0.

ABSENT: 3: Sanfilippo, Madigan, and Turner.

THE MOTION CARRIED.

I. ADJOURNMENT

There being no further discussion, the Planning and Zoning Board regular meeting adjourned at 8:51 pm.

Respectfully submitted,

Rachel Thiel
Recording Secretary



**Antioch Fire
Department
First Fire Protection District**

Jon Cokefair, Fire Chief
835 Holbek Drive, Antioch IL 60002
Phone (847) 395-5511 Fax (847) 395-1018

July 29, 2024

Michael Garrigan
Village of Antioch
874 Main St.
Antioch Illinois 60002

RE: Oasis Assisted Living Facility

Michael,

Thank you for inviting the First Fire Protection District of Antioch to comment on life safety issues concerning the Oasis Assisted Living Facility Project. We appreciate being allowed at the table to comment.

As stated, we do have an ordinance to guide us through building access concerns. We believe we can accommodate the project by requesting there be a twenty-foot-wide access road on the east and north sides of the proposed building. Because we are unable to get access to the west side of the building, we are requesting 2 additional corridors between the courtyards that run east to west, both exiting to the outside of the building. In addition, we appreciate the applicants adding the fire hydrants on the north and south ends of the building as he proposed and keeping the overhangs at a minimum of 13 feet clearance to accommodate our vehicles.

All fire detection and suppression submittals can be sent through FSI for review when that time comes.

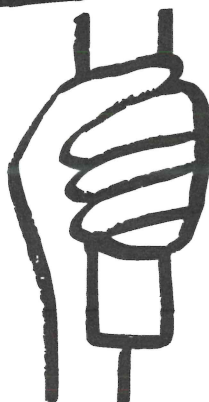
Again, thank you for being a good partner and allowing us to comment on the project. Please feel free to contact me directly with any concerns.

Respectfully,

Jon Cokefair
Fire Chief

**STOP- OASIS SENIOR LIVING
FROM BUILDING NEXT TO
REDWING VIEW**

SCAN TO SIGN PETITION



Name	City	State	Postal Code	Country	Signed On
Robert Opal	Antioch	IL		US	7/30/2024
Julia Adamski	Antioch	IL	60002	US	7/30/2024
Viviana Guerra	McHenry	IL	60051	US	7/30/2024
Alex Keppel	Antioch	IL	60002	US	7/30/2024
Nikki Keppel	McHenry	IL	60051	US	7/30/2024
Christina Martinez	McHenry	IL	60050	US	7/30/2024
Elizabeth Budzik	Antioch	IL	60002	US	7/30/2024
Maria Colombus	Antioch	IL	60002	US	7/30/2024
Christian Guerra	Antioch	IL	60002	US	7/30/2024
Dawn Luebke	Antioch	IL	60002	US	7/30/2024
Jason Hasbrouck	Antioch	IL	60002	US	7/30/2024
Elizabeth Van Treeck	Antioch	IL	60002	US	7/31/2024
David Klein	McHenry	IL	60050	US	7/31/2024
Jami Omachel	Antioch	IL	60002	US	7/31/2024
Tami McCollough	McHenry	IL	60050	US	7/31/2024
Megan Amodeo	Antioch	IL	60002	US	7/31/2024
Tracy Manke	Round Lake Beach	IL	60073	US	7/31/2024
Mike Manle	Antioch	IL	60002	US	7/31/2024
natalie manke	Antioch	IL	60002	US	7/31/2024
Evie Manke	Antioch	IL	60002	US	7/31/2024
Pete Martinez	Antioch	IL	60002	US	7/31/2024
Sally Engdahl	Antioch	IL	60002	US	7/31/2024
Jennifer Hoogheem	Antioch	IL	60002	US	7/31/2024
Angela Miller	Antioch	IL	60002	US	7/31/2024
Patty Ramirez	Antioch	IL	60002	US	7/31/2024
William Long	Antioch	IL	60002	US	7/31/2024
Patty Ramirez	Antioch	IL	60002	US	7/31/2024
Dominic Olesak	Antioch	IL	60002	US	7/31/2024
Susan Glowacki	Milwaukee	WI	53228	US	7/31/2024
Diana Vicas	Antioch	IL	60002	US	7/31/2024
Alec Rodriguez	Antioch	IL	60002	US	7/31/2024
Jon Inwood	Brooklyn	NY	11226	US	7/31/2024
Blanca Radosevici	Antioch	IL	60002	US	7/31/2024
Jacob Pryor	Antioch	IL	60002	US	7/31/2024
Katelyn Opal	Antioch	IL	60002	US	7/31/2024
Brenda Engdahl	Gurnee	IL	60031	US	7/31/2024
Danny Hayner	Antioch	IL	60002	US	7/31/2024
Maria Salgado	Round Lake	IL	60073	US	7/31/2024
Matthew Budzik	Antioch	IL	60002	US	7/31/2024
Katie Koczorowski	Antioch	IL	60002	US	7/31/2024
Maritza Bluma	Antioch	IL	60002	US	7/31/2024
Kathleen See	Chicago	IL	60610	US	7/31/2024
James Leeper	Chicago	IL	60634	US	7/31/2024
Christine Ramos	Antioch	IL	60002	US	7/31/2024

Danielle Bryson	McHenry	IL	60050	US	7/31/2024
Jennifer Heid	Antioch	IL	60002	US	7/31/2024
Miranda Bryson	Antioch	IL	60002	US	7/31/2024
Miranda VanCleve	Antioch	IL	60002	US	7/31/2024
Kurt Sooley	Chicago	IL	60651	US	7/31/2024
Kim Maatta	Chicago	IL	60610	US	8/1/2024
Rob Deloy	Antioch	IL	60002	US	8/1/2024
Lisa Lantz	Antioch	IL	60002	US	8/1/2024
Sarah Wittkamp	Antioch	IL	60002	US	8/1/2024
Robert Moline	Antioch	IL	60002	US	8/1/2024
Dan Brunner	Thomaston	GA	30286	US	8/1/2024
Chynna Martinez	Milwaukee	WI	53220	US	8/2/2024
Samara Martinez	Antioch	IL	60002	US	8/2/2024
Jocelyn Morales	Libertyville	IL	60048	US	8/2/2024
Katie Thoma	Antioch	IL	60002	US	8/3/2024
Mike Thoma	Sevierville	TN	37876	US	8/3/2024
Paul Schneider	Antioch	IL	600002	US	8/3/2024
Tom Schodtler	Antioch	IL	60002	US	8/3/2024
Matthew Stoll	Antioch	IL	60002	US	8/3/2024
Ana Rodriguez Caballero	Antioch	IL	60002	US	8/4/2024
Zamora Rodriguez	Wisconsin Dells	WI	53965	US	8/4/2024
Antonio Rodriguez	Chicago	IL	60630	US	8/4/2024
Clint Rodriguez	Antioch	IL	60002	US	8/4/2024
samantha gottmann	Chicago	IL	60639	US	8/4/2024
Roberta McCormick	Chicago	IL	60629	US	8/4/2024
Jennifer Sliwinski	Antioch	IL	60002	US	8/4/2024
Heather White	Antioch	IL	60002	US	8/4/2024
Gregory Gomez	Antioch	IL	60002	US	8/4/2024
John Smith	Antioch	IL	60002	US	8/4/2024
David Baker	Antioch	IL	60002	US	8/5/2024
Casey Cook	Salem	WI	53168	US	8/5/2024
Darwin Rodriguez	Chicago	IL	60002	US	8/5/2024
Karen Martinez	Lindenhurst	IL	60046	US	8/5/2024
Jenny Milani	Chicago	IL	60638	US	8/5/2024
Ashley Tompkins	Antioch	IL	60002	US	8/6/2024
Pete Anderson	Salem	WI	53168	US	8/6/2024
Sherwin Bala	Antioch	IL	60002	US	8/6/2024
Tess Flora Bala	Antioch	IL	60002	US	8/6/2024
Angela Lopez	Lufkin	TX	75904	US	8/7/2024
Amy Bui	Antioch	IL	60002	US	8/7/2024
Peyton Rully	Tobyhanna	PA	18466	US	8/7/2024
Nadia Islam	Chagrin Falls	OH	44023	US	8/7/2024
Luke Hirtle	Chicago	IL	60624	US	8/7/2024
Jack Huckstep	Louisiana	MO	63353	US	8/7/2024