

**VILLAGE OF ANTIOCH**

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**ORDINANCE NO. 20-09-28**

***AN ORDINANCE GRANTING A SPECIAL USE FOR A BED & BREAKFAST LOCATED  
AT 998 VICTORIA STREET  
(PZB 20-06)***

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**ADOPTED BY THE PRESIDENT AND BOARD OF TRUSTEES**

**OF THE**

**VILLAGE OF ANTIOCH, ILLINOIS**

**ON**

**September 14<sup>th</sup>, 2020**

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**Published in pamphlet form by authority of the Village Board  
of the Village of Antioch, Lake County, Illinois,  
this 15<sup>th</sup> day of September, 2020**

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AT 998 VICTORIA STREET  
(PZB 20-06)***

**WHEREAS**, pursuant to Chapter 15 of Title 10 of the Antioch Village Code, a public hearing was commenced by the Combined Planning Commission and Zoning Board on August 13, 2020, following notification as required by State Law and Village Ordinance to consider a petition for a Special Use allowing for a Bed & Breakfast located at 998 Victoria Street, Antioch, Illinois.

**WHEREAS**, the Combined Planning Commission recommended approval of the Bed & Breakfast at the meeting of August 13, 2020 by a vote of 6-0.

**WHEREAS**, the applicant is proposing to convert an existing single-family home located at 998 Victoria Street into a four-bedroom Bed & Breakfast.

**WHEREAS**, the applicant has submitted plans that incorporate a four- bedroom Bed & Breakfast with a maximum of eight guests at a time and a parking plan for a maximum of seven vehicles. The parking plan allows for two vehicles to be parked in the existing garage and four vehicles to be parked in the existing driveway of the subject property.

**WHEREAS**, the applicant's Special Use will be limited to the operation of a Bed & Breakfast provided that the outdoor operation of any special events shall be prohibited.

**WHEREAS**, the Corporate Authorities have concluded and found that the Special Use, subject to and in conformance with the terms and conditions of this Ordinance, conform to a majority of the required standards as required by ordinance, including:

- a) The special use will not be injurious to the use and enjoyment of other property in the immediate are for the purpose already permitted;
- b) The special use will not substantially diminish property values within the neighborhood;  
and
- c) The establishment of the Special Use will not impede the normal and orderly development and improvement of the adjacent properties for uses permitted in the subject zoning district.

**WHEREAS**, the Corporate Authorities have concluded and found that the Special Use will further enhance economic development within the Village and promote the general welfare of the Village and the health, safety and welfare of the residents of the Village.

***NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND THE BOARD OF TRUSTEES OF THE VILLAGE OF ANTIOCH, LAKE COUNTY, ILLINOIS, AS FOLLOWS:***

**SECTION I:** The representations, recitations and findings set forth in the foregoing recitals are material to this Ordinance and such recitals are hereby incorporated into and made a part of this Ordinance as though they were fully set forth herein. This Ordinance shall be liberally construed so that the purpose and intent represented by the recitals shall be accomplished to the greatest extent permitted by law.

**SECTION II:** That the real estate which is the subject of this ordinance (Subject Property) is legally described as follows:

(See attached legal description)

**SECTION III:** That, subject to the conditions stated below, the Special Use shall be and is hereby approved and shall be binding upon the Village, Petitioner and Owner, and their respective owners successors, and assigns when a true execution copy of this Ordinance is tendered to the Village fully executed by the Petitioner and Owner, and when the Mayor has affixed his signature upon the Ordinance”

**SECTION IV:** The following exhibits shall be attached to and made a part of this Special Use Ordinance and, except as expressly modified by this Ordinance, compliance with all standards, requirements, designs or specifications in such exhibits shall be a condition of the grant of this Special Use Ordinance:

- A. Village Board Staff Report
- B. Applicants Business Plan

**SECTION V:** Any person violating the terms and conditions of this Ordinance shall be subject to a penalty not exceeding Five Hundred Dollars (\$500.00) with each and every day that the violation of the Ordinance is allowed to remain in effect being deemed a complete and separate offense. In addition, the appropriate authorities of the Village may take such other action as they deem proper to enforce the terms and conditions of this Ordinance, including, without limitation, an action in equity to compel compliance with its terms. Any person violating the terms of this Ordinance shall be subject, in addition to the foregoing penalties, to the payment of court costs and reasonable attorneys' fees. This section shall not apply to the Village of Antioch, its officials, agents or employees.

**SECTION VI:** If any provision, clause, sentence, paragraph, section, or part of this ordinance or application thereof to any person, firm, corporation, public agency or circumstance, shall, for any reason, be adjudged by a court of competent jurisdiction to be unconstitutional or invalid, said judgment shall not affect, impair or invalidate the remainder of this ordinance and the application of such provision to other persons, firms, corporation, or circumstances, but shall be

confined in its operation to the provision, clause, sentence, paragraph, section, or part thereof directly involved in the controversy in which such judgment shall have been rendered and to the person, firm, corporation, or circumstances involved. It is hereby declared to be the legislative intent of the corporate authorities that this ordinance would have been adopted had such unconstitutional or invalid provision, clause, sentence, paragraph, section, or part thereof not be included.

**SECTION VII:** That the Village Clerk is hereby directed and ordered to publish this Ordinance in pamphlet form as provided by law.

**SECTION IX:** That this Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

**Passed this 14<sup>th</sup> day of September, 2020**

	<b>Ayes:</b>	<b>Nays:</b>	<b>Absent/Abstain:</b>
Scott A. Pierce	X		
Daniel Yost	X		
Ted Poulos		X	
Ed Macek		X	
Mary Dominiak	X		
Jerry Johnson	X		

**APPROVED:**

By: \_\_\_\_\_

Lawrence M. Hanson, Mayor

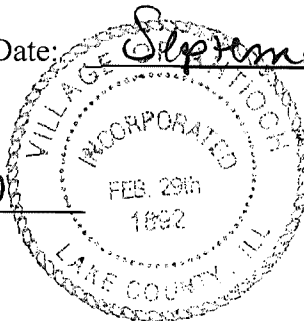
Date: \_\_\_\_\_

September 15, 2020

**ATTEST:**

By: \_\_\_\_\_

Lori K. Romine, Village Clerk



Presented and read, or reading having been waived, at a duly convened meeting of the Corporate Authorities on September 14, 2020.





**REPORT TO:** VILLAGE PRESIDENT and BOARD OF TRUSTEES  
**FROM:** MICHAEL S. GARRIGAN, Esq, AICP, CNU-A, Community Development Director  
**DATE:** September 9, 2020  
**SUBJECT:** REPORT TO VILLAGE BOARD

**CASE:** Oksanen Bed & Breakfast  
20-06 SU

**REQUEST:** Special Use

**LOCATION:** 998 Victoria Street

**APPLICANT:** Elizabeth Oksanen

**ZONING:** R-3

### **Background**

In accordance with Section 10-14-1 of the Village of Antioch's Zoning Ordinance, a conversion of a single-family home into a Bed and Breakfast requires a Special Use permit. The applicant is proposing to convert the property commonly known as 998 Victoria Street into a Bed and Breakfast. The subject property is a historic two-story Queen Anne home which has recently been restored. The property has been used as single-family home and the sale of the property is subject to approval of this proposed Special Use.

### **Special Use**

When reviewing any proposed Special Use, it is important to look at the surrounding uses and determine whether what is being proposed is consistent with the character of the area. Therefore, it is necessary to look at the site's context, the nature of the surrounding uses and potential impact that the Special Use will have.

Below is a summary of the surrounding uses:

North: Single-Family Home - R3  
East: Single-Family Home - R3  
South: Apartments – R3  
West: Single-Family Home –R3

In accordance with Section 10-2-12, any proposed Special Use must comply with certain findings of facts that are outlined in this section of the Zoning Ordinance. The required findings of facts are as follows:

#### ANALYSIS

- a) The Special Use will not be injurious to the use and enjoyment of other property in the immediate area for the purposes already permitted, not substantially diminish property values with the neighborhood; and*

The general character around the subject property is Single-Family, except for an apartment building which is adjacent to the subject site and another four-unit apartment building located to the east of the property. Based on the existing single-family character, the zoning question before the PZB is whether using the subject single-family home for a bed & breakfast would have any negative impact on the adjacent single-family homes.

The applicant is not proposing to make any exterior or significant interior changes to the current property. The only thing that would indicate that this single-family house is being used as a bed & breakfast would be a sign in the front yard.

The applicant is proposing to have a bed & breakfast with four (4) guest bedrooms and a maximum of eight (8) guest in the building. The applicant has further identified that the bed & breakfast would only be used during the weekend, Friday through Sunday for guest.

#### *Parking*

The applicant 's site incorporates a total of seven (7) parking spaces. Five (5) parking spaces would be in the driveway and two (2) spaces would be in the garage. Village Code requires two (2) parking spaces and one (1) space per bedroom for B&B units.

Based on this finding, there is nothing to indicate that the applicant's proposed use would have a real impact on changing the character of Victoria Street or reduce any property values of the surrounding properties. The historic nature of this house and recent restoration affords itself as a bed & breakfast.

- b) The establishment of the Special Use will not impede the normal and orderly development and improvement of the adjacent properties for uses permitted in the subject zoning district.*

The proposed use of this single-family home should not impede the continued investment that homeowners have been making in the single-family homes around the subject site. As reflected by the subject property, numerous homes on Victoria, Harden, and Spafford have been renovated due to the proximity to Downtown and the historic character of the surrounding area.

As highlighted above, the subject property is adjacent to an apartment building that is not in character with the single-family character of the neighborhood. Staff believes that the proposed use of the subject property would have substantially less of an impact than the existing apartment building that is adjacent to the property on the surrounding neighborhood.

### **RECOMMENDATION**

The proposed Bed & Breakfast as outlined above meets the required finding of facts that are required for a Special Use. The proposed use will have no negative impact on the adjacent properties and will not alter the essential single-family character of the area. As proposed, this use will be a low impact on the neighborhood.

The PZB should determine what parking standard should be used for this bed & breakfast and if the higher standard is used, is there support for relief for the applicant's proposed use to allow one (1) space per bedroom.

Based on the foregoing analysis, Staff makes the following recommendation:

***We move that the PZB recommend approval of the applicant's proposed Special Use for 998 Victoria Street as a Bed & Breakfast subject to the following stipulations:***

- 1. Compliance with the requirements of the Antioch Fire Protection District.***
- 2. Compliance with the requirements of the Village Engineer.***
- 3. The applicant be prohibited from having patrons parking on Victoria Street in a manner that would block a fire truck or emergency vehicle.***



## **CHECKLIST OF REQUIRED REZONING DOCUMENTS:**

### **#5. LETTER STATING THE NATURE OF THE PROPOSED SPECIAL USE INCLUDING THE PROPOSED REASON**

I currently have 998 Victoria St. under contract to purchase contingent on the property rezoning from Residential Use to Special Use. I am requesting to rezone to Special Use in order to manage the house as a Bed & Breakfast, more specifically, a weekend Bed & Breakfast craft retreat. Bed & Breakfast is identified as a Special Use in the Village's Form Based Code.

I do not plan to alter the outside exterior of this historic home. Currently, the home is a two-story Victorian which has been beautifully restored. The restoration maintained much of the historic integrity. I do not wish to change any physical features of the single-family home, including the existing access point on Victoria St. or the garage located at the rear of the property. Nothing in my proposal intends to alter the existing single-family character of this property other than the addition of a ground sign identifying the Bed & Breakfast. The existing character of the house blends nicely into the single-family neighborhood. It is the character and location of the house that make it an ideal candidate for my B&B.

The proposed use of the site as a Bed & Breakfast integrates very well into the residential character of this area of Antioch. There is nothing in my proposed conversion that will have any detrimental impact on any of the adjacent parcels. The property will continue to appear as a single-family home and will continue to blend into the neighborhood seamlessly. The nature of the Village's Form Based Code is to regulate form, versus use. The form, massing, design, of this home is not changing. The only change is the conversion of this single-family home into a Bed & Breakfast. Historically, Downtowns would incorporate a mixture of uses and there is nothing inconsistent with an antique shop, Bed & Breakfast, or a single-family home all being located within blocks of one another.

Most importantly, this new use brings the opportunity for people to stay in Downtown Antioch. My B&B will enhance the opportunity to visit Downtown Antioch and continue to make it a unique destination.

For additional context, below is a brief outline of a typical craft B&B weekend:

- Guests arrive Friday afternoon and are served dinner and snack
- Guests craft well into the evening. The B&B offers TV, movies, and access to craft tools/machines for guest use
- Guests craft all day on Saturday. Breakfast, lunch, dinner and snacks are served.
- Guests craft on Sunday until early afternoon. Brunch is served.
- If desired, guests may bring their own alcohol. Alcohol is not provided by the B&B
- If desired, guests may purchase materials. Typical materials for sale: paper, glue, stickers, embellishments, yarn. These items are available for guest use only and are intended to supplement items brought by guests or to replace items forgotten at home
- Spa services, specifically pre-arranged massages, are available to individuals attending the B&B
- While guests are present at the B&B, the B&B will serve as owner's primary residence

The B&B would be cleaned and prepped during the week for the next weekend. If there is interest, the B&B could be open during the week. On non-crafting weekends, I plan to use the house for my own: a family birthday party, shelter for overnight, out-of-town guests, normal activities that would occur in any residential home. The B&B will be able to host up to 8 guests at a time.

## MY STORY

I honestly cannot remember when I first went away for a scrapbook weekend with my day-care-mom friends. I was so excited to be offered the opportunity – like I had become part of an elite club or something. I can still picture in my head when my now close friend, Christine, asked me if I wanted to join her, Lesley and Connie for a weekend of scrapbooking away from home. An overnight get away – the thought of it made me giddy. No diapers, no meals to make, no laundry. I was sold.

When I first entered The Scrapbook Manor in Walworth, WI, I immediately fell in love with it. I immediately wanted to own it. A beautiful Georgian style home, it was everything I always wanted in my home, but did not have. In an odd way, it felt like home – a home away from home. It had so much character; it was not a stereotypical suburban home. I wanted to run it and entertain my friends and spend girls' weekend every weekend. As soon as the weekend ended, I went back to my crazy-busy world with two small kids, a corporate job and a husband with an ever-changing schedule based on his seniority with the railroad. My life was imperfect, yet, through crafting, worth celebrating. I longed to be back at The Scrapbook Manor. I craved the time to focus. I craved the sense of accomplishment. I craved the feeling – even if just for a short time – of the freedom I had before I had kids. If I wanted to nap, I napped. If I wanted to shower, I showered. If I wanted to stay up all night, I did.

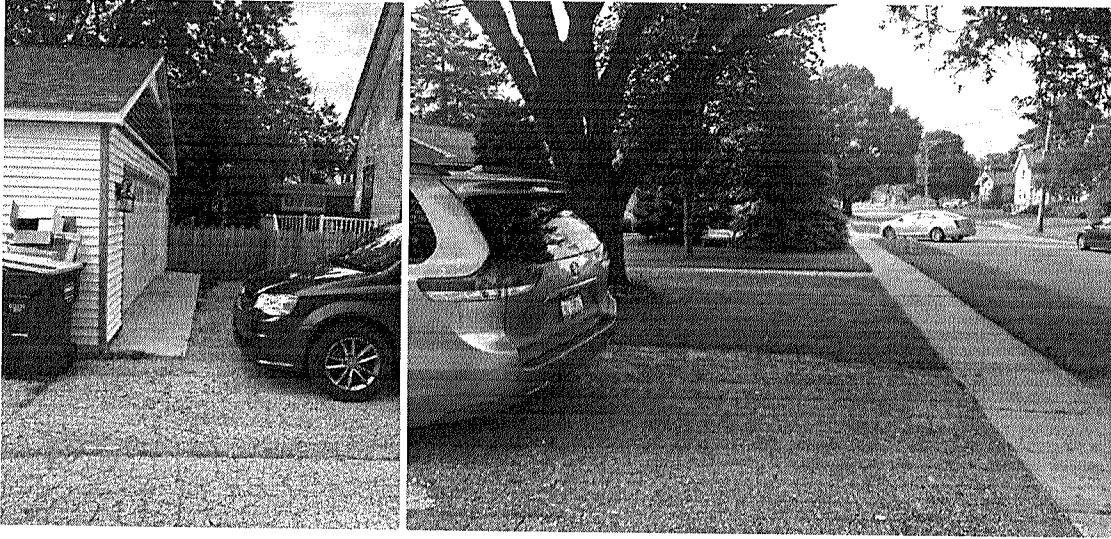
My same group of friends went again the next year, we have gone almost every year since. One moved away, one stopped attending, every now and then a new friend will join. For those who continued, it became an annual reunion of sorts, a chance to catch-up and learn about our lives of the past year. It is a time to motivate each other to work on projects otherwise forgotten. We watch 'chick flick' movies, eat way too much and shop in a town we would not otherwise visit on our own. I continued scrapbooking, I tried, as much as I could, here and there, in my own home, but it was never the same. I usurped the nursery once my kids were both old enough to be in 'big girl' beds and turned it into my very own craft room. I tried to be creative, but I longed for that dedicated time away, when I did not need to worry about feeding someone, changing someone or making sure someone was safe. I longed to be in my own place with a plethora of tools and machines to use. Such a savings to not need to buy them all on my own! I longed for the opportunity to be creative, to document the lives of my children and my family, to catalog for anyone interested in looking at it, my imperfect life.

I am in a different place now than I was that 10+ years ago. A corporate restructure provided me the opportunity to rethink who I want to be when I grow up. There really is no time like the present! I want to be the proprietary owner of my own weekend craft B&B, Messy Bun. By the way, my husband hates the name, but to anyone, especially women who need a recharge, who are in need of a creative outlet, in need of time away, it resonates. A messy bun is a whimsical hairstyle characterized by strands of hair falling in one's face with pieces sticking oddly out into the air in all directions. It is a hairstyle worn when all that matters is to accomplish your goals. It is a hairstyle intended to be perfectly imperfect.

My past weekend craft retreats provided to me an opportunity to breathe, an opportunity to celebrate. A time to accomplish scrapbooking special moments with my family and friends. My craft retreat experiences provided the opportunity for me to be pampered, the opportunity for me to live in a fairy tale house, the opportunity for me to reconnect with friends and center myself to go back to my imperfect reality, ready to face whatever it had in store – family, home, career. I want to provide that to others. I want to provide a perfect getaway filled with accomplishment and fun, a weekend intended to be perfectly imperfect – just like a messy bun.

**PARKING PLAN:**

The property contains a detached two (2) car garage and a one (1) car wide x five (5) car long driveway. The Village's Code requires one (1) parking space for every guest bedroom. The B&B will have four (4) guest bedrooms and thus requires four (4) parking spaces. As the pictures below show, the driveway will hold five (5) cars comfortably. Including the garage spaces, seven (7) total cars can park at the B&B.



# PLAT OF SURVEY *Proposed*

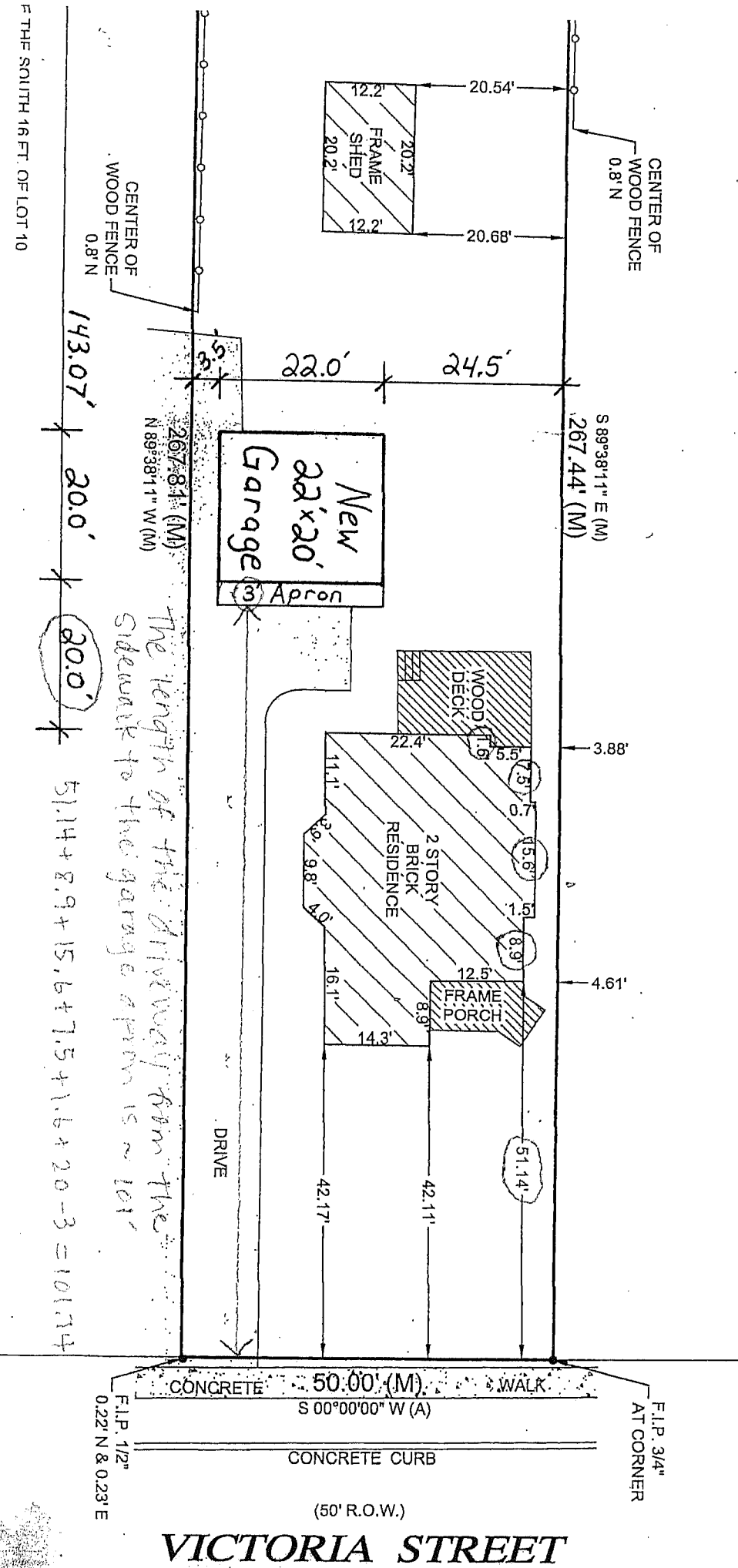
LET THEREOF) IN BLOCK 2 IN CHINN'S ADDITION TO THE VILLAGE OF ANTIOCH, BEING A SUBDIVISION OF PART OF 3, TOWNSHIP 46 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, IN BOOK "A" OF PLATS, PAGE 65, IN LAKE COUNTY, ILLINOIS.

AREA OF SURVEY:

"CONTAINING 13.381 SQ. FT. OR 0.30 ACRES MORE OR LESS"

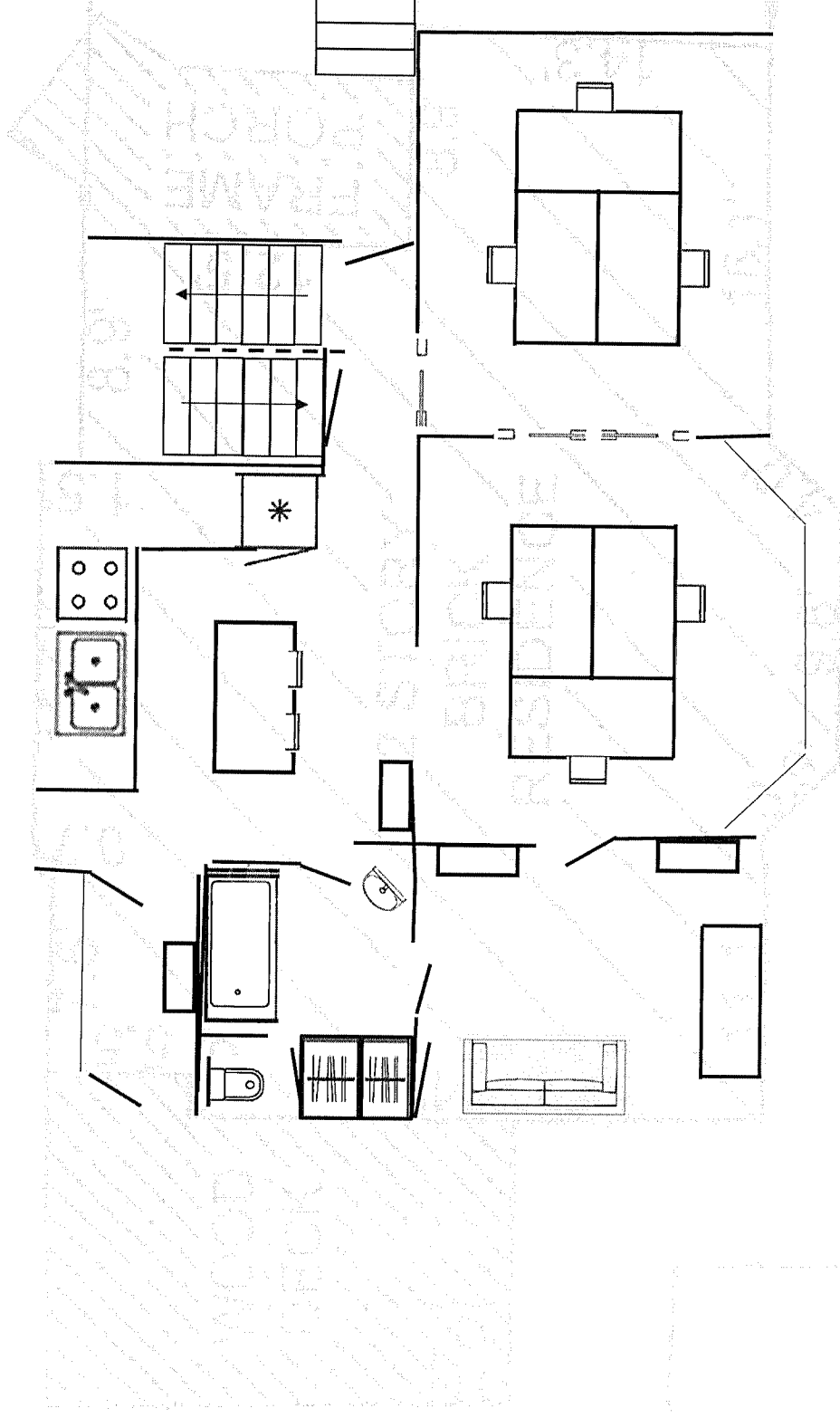


BASIS OF BEARING:  
WEST LINE OF VICTORIA STREET AS FOUND  
MONUMENTED AND OCCUPIED PER RECORD  
SUBDIVISION.  
S 00°00'00" W (A)



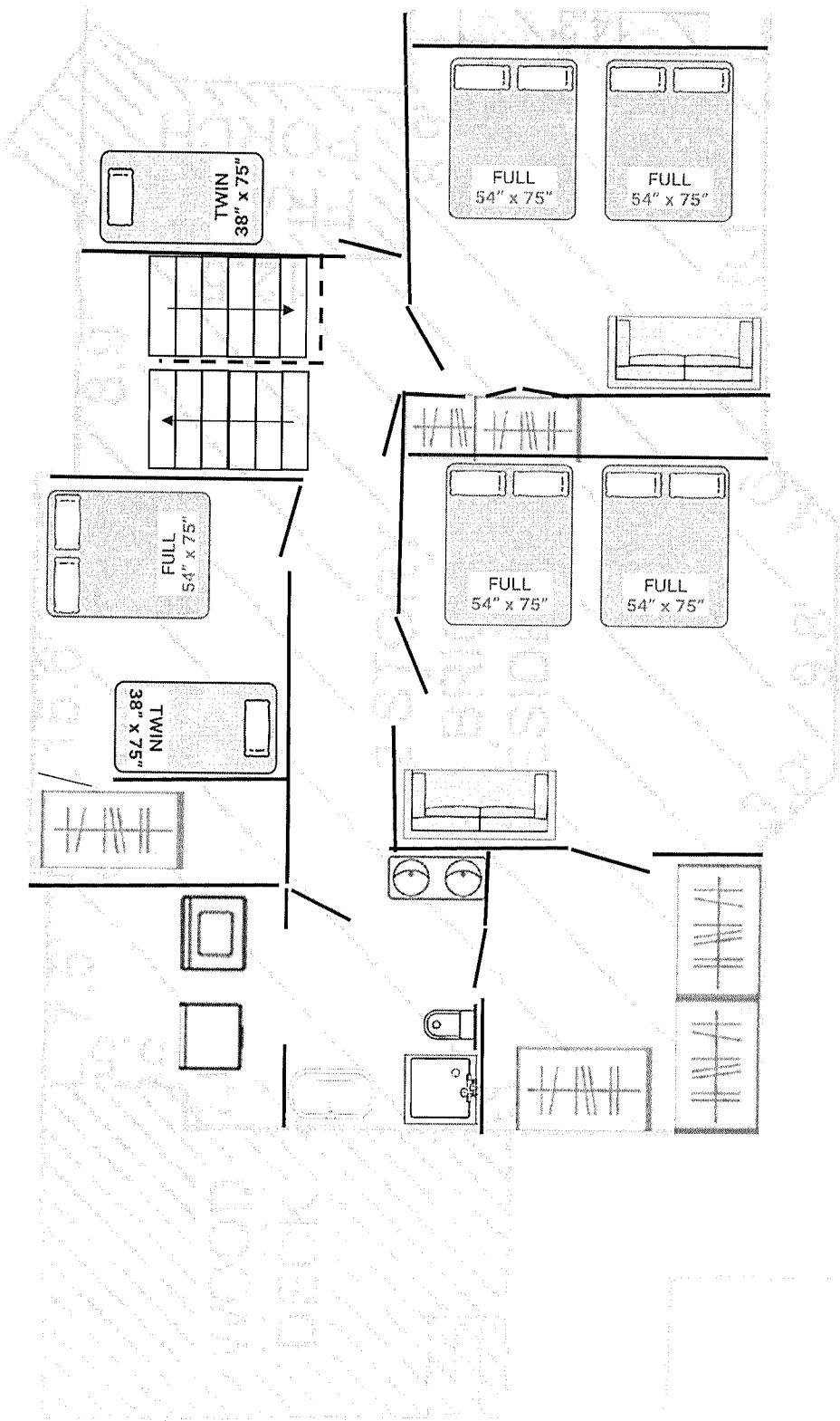
OF THE SOUTH 16 FT. OF LOT 10

998 Victoria St, Antioch FIRST FLOOR



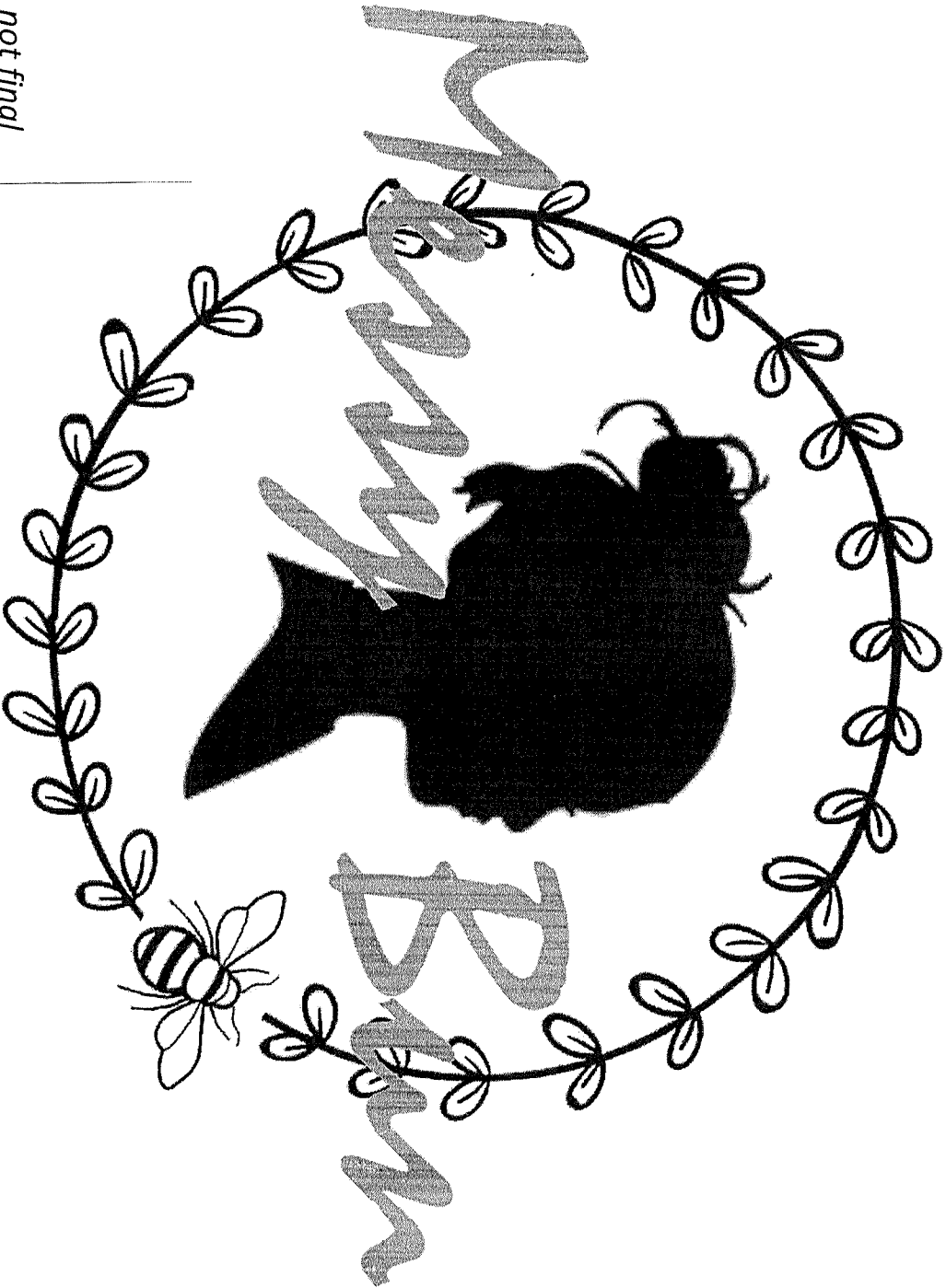
*Note: Drawing is illustrative and not to scale. Purpose of drawing is to demonstrate use plan for B&B craft retreats*

998 Victoria St, Antioch SECOND FLOOR



*Note: Drawing is illustrative and not to scale. Purpose of drawing is to demonstrate use plan for B&B craft retreats*

Note: Logo not final



# **998 Victoria St Antioch, IL 60002 4 beds 2 baths 2,252 sqft**



998 Victoria St is a single family Victorian home in a neighborhood of historic Victorian and Craftsman style homes. It has 4 bedrooms and 2 bathrooms and sits on approx .31 acres, walking distance from charming downtown Antioch. It has been completely restored and renovated with original wood flooring and trim throughout, new appliances in a completely remodeled kitchen, new fixtures in two freshly remodeled bathrooms, new carpet, new roof, new structural steel, all new plumbing, completely rewired electric, fresh exterior paint and two rebuilt porches.

Lovers of historic homes will love living here.

## **Facts and Features**

Year Built: 1887

Home Size: 2,252 sqft

Lot Size: 50x269 (0.31 acres 13,450 sqft)



## **Room Sizes:**

Bedroom 1: 15x14 (2nd floor)

Bedroom 2: 14x14 (2nd floor)

Bedroom 3: 11x11 (2nd floor)

Bedroom 4: 11x12 (1st floor)

Bonus Room: 14 x 6 (2nd floor)

Kitchen: 15 x 14 (1st floor)

Living Room: 16 x 13 (1st floor)

Dining Room: 16 x 14 (1st floor)

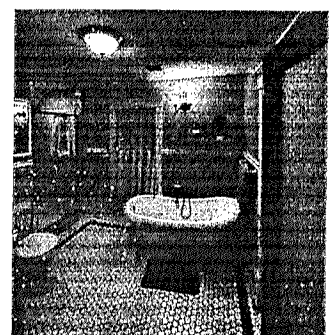
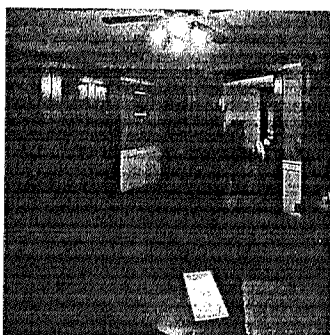
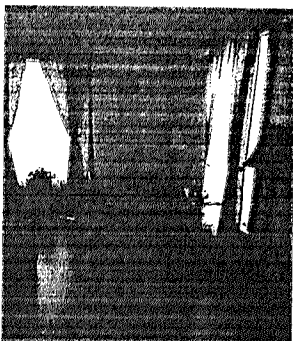
Foyer: 9 x 5 (1st floor)

Laundry: 8.5 x 5 (2nd floor)

Encl. Back Porch: 7 x 6 (1st floor)

Bathroom 1: 9 x 10 (1st floor)

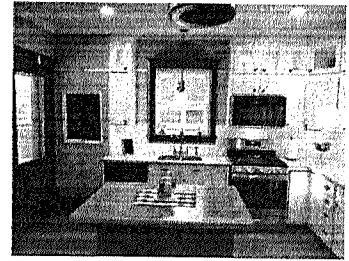
Bathroom 2: 9 x 11 (2nd floor)





**Appliances included:**

Gas Range / Oven, Refrigerator, Dish Washer, Microwave,  
Garbage Disposal, Two-zone Beverage Refrigerator

**Type and Style:**

Victorian, Single Family

**Parking:**

Detached 2 car garage  
1 wide x 5 car long driveway

**Mechanicals:**

Forced air gas heat & central AC  
Gas water heater  
City sewer and water  
(*Lake Michigan water*)

**Flooring:**

Carpet, Hardwood, laminate

**Basement:**

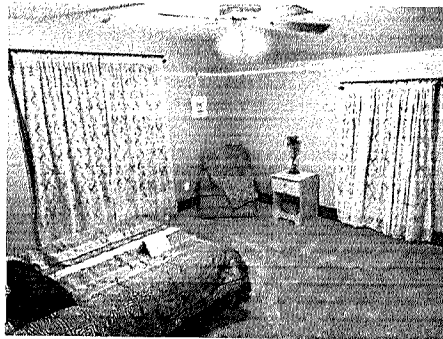
Full unfinished 26x40 (*incl.  
exterior cellar door access*)

**Materials:**

Asphalt Shingle Roof  
Wood Siding  
Asphalt Driveway

**Other Exterior Features:**

Front porch swing; around back is a 10x20 wood rear deck with vinyl railing, with a brick sidewalk leading to a 10x20 Shed, back yard secured with wood fence.



**Want more photos  
and more details?**

**Search for  
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Ames House"  
on Facebook**

