

APPROVED MINUTES
VILLAGE OF ANTIOCH
PLANNING AND ZONING BOARD – REGULAR MEETING
Municipal Building: 935 Skidmore Drive, Antioch, IL 60002
June 3, 2026

A. CALL TO ORDER

Chairman McCarty called the June 3, 2026 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: Sanfilippo*, Carstensen, Madigan, and Zakroczymski. Also present were Chairman McCarty, Community Development Director Janeck, Attorney Miller, and Recording Secretary Thiel. Commissioner Turner was absent.

D. ANNOUNCEMENTS AND CORRESPONDENCE

None.

E. APPROVAL OF THE MAY 6, 2026 PLANNING AND ZONING BOARD (PZB) MEETING MINUTES AS PRESENTED

Commissioner Madigan moved, seconded by Commissioner Zakroczymski, to approve the May 6, 2026 PZB regular meeting minutes as presented.

Upon roll call, the vote was:

YES: 5: Sanfilippo, Carstensen, Madigan, Zakroczymski, and McCarty.

NO: 0.

ABSENT: 1: Turner.

THE MOTION CARRIED.

F. PUBLIC COMMENT

None.

G. OLD BUSINESS

None.

H. NEW BUSINESS

1. PZB 26-08 – Public Hearing regarding a special use to allow the petitioner the ability to construct and install a Memory Care Facility on the property commonly known as 991 E Route 173; PIN 02-15-200-005

Director Janeck advised the Commission that the petition is for an assisted living and memory care facility and was first approved in 2024. He provided a brief review of the development that is proposed to be constructed in the R-1 Zoning District. Director Janeck explained that the applicant has submitted a new petition because construction did not commence within the required period following the initial approval.

Secretary Thiel administered the oath to those wishing to testify.

Mr. Sam Martin, representative for Oasis Assisted Living, explained that they were building about four other facilities at the same time, and those projects took longer than expected. They are now ready to being construction on the Antioch facility. He added they currently have six facilities in operation.

Mr. Tahir Khan, Director of Oasis, stated they currently have one facility operating in Illinois, two in the final stages of construction in Illinois, and four facilities operating in Michigan.

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Mr. Robert Opal, Redwing View resident, read a prepared statement expressing concerns regarding the size of the proposed facility, lighting, noise, and ambulance traffic. He stated that he had spoken with the fire chief last year, who expressed concerns about already overburdened ambulance services. Mr. Opal added that residents of Redwing View are already having to wait about three to four minutes when exiting the subdivision due to existing traffic congestion on Route 173. He stated that a comprehensive traffic study is needed to determine whether the roadway infrastructure can accommodate the increased traffic demands generated by the proposed development. Mr. Opal also expressed concerns regarding vegetative screening, construction noise, and the adequacy of parking at the proposed facility. He concluded by stating a petition opposing the development gathered 110 signatures.

Chairman McCarty stated that a berm is included in the development plans and will include numerous plantings.

Mr. Abhi Veer, civil engineer, stated that the berm will be densely vegetative with evergreens and deciduous trees. He added that there will be a row of arborvitae that will be eight- to ten-feet high.

Chairman McCarty explained that the plans show that Elfering Lane will not be connected to the development as it will be blocked by the berm and there is a 20-foot wide area of grass pavers that will allow emergency vehicle access in case of fire emergencies. Regular medical calls for patients will use the front entrance.

Mr. Martin provided information regarding typical residents, visitors, and staff rotations. He added that there will be little to no impact to traffic, there will be infrequent ambulance visits, and residents are quiet.

Director Janeck asked Mr. Martin for an estimate of ambulance visits per day or per week. Mr. Martin stated there are about three or four ambulance calls per year because they have care staff on site.

Secretary Thiel administered the oath to those wishing to testify.

Ms. Tracy Manke, Redwing View resident, asked if there is any landscaping planned for the north side of the subject property. She further asked if other properties along Route 173 were considered for the proposed development.

Mr. Opal stated former Community Development Director Michael Garrigan promised extensive opacity with the landscaping. He reiterated his concerns that the development will have a negative impact on the adjacent residential properties and cause property values to decrease.

Mr. Martin explained that a patient will be evaluated by the on-premises care staff and will only call an ambulance if there is a major head injury. He added that most ambulance calls to their facilities don't require sirens but may require lights. Chairman McCarty expressed to Mr. Martin that the studies should have been provided and facts presented, because this is a new hearing process.

Mr. Khan shared that based on other facilities in the area, there are about six to nine ambulance visits every 90 days, and a statement provided by the Operations Supervisor with Superior Ambulance states that "most interactions with assisted living is not life-threatening, which does not require sirens".

Commissioner Madigan asked if the facility would have residents that will be there on a temporary basis, such as for rehabilitation purposes. Mr. Martin explained that they are not a nursing or rehab facility. Residents are only admitted for long-term care.

Commissioner Madigan asked if the proposed project was shared with IDOT. Chairman McCarty stated it was not.

Commissioner Sanfilippo asked if a traffic study was requested in 2024. Chairman McCarty stated there was not. Commissioner Sanfilippo asked if the applicant would be willing to conduct a traffic study for the proposed project.

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Commissioner Sanfilippo asked for clarification on the facility's accessibility. Chairman McCarty explained that the building will be locked down and the courtyard will be at the center of the facility, surrounded by the building.

Commissioner Carstensen moved, seconded by Commissioner Sanfilippo, to approve the Special Use for PZB 26-08 with the following stipulation:

1. Completion and submission of a traffic study to be reviewed by the Village Board.

Upon roll call, the vote was:

YES: 5: Sanfilippo, Carstensen, Madigan, Zakroczymski, and McCarty.

NO: 0.

ABSENT: 1: Turner.

THE MOTION CARRIED.

Commissioner Carstensen moved, seconded by Commissioner Sanfilippo, to approve the Site Plan for PZB 26-08.

Upon roll call, the vote was:

YES: 5: Sanfilippo, Carstensen, Madigan, Zakroczymski, and McCarty.

NO: 0.

ABSENT: 1: Turner.

THE MOTION CARRIED.

I. ADJOURNMENT

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

Respectfully submitted,

Rachel Thiel
Recording Secretary