

APPROVED MINUTES

**VILLAGE OF ANTIOCH
PLANNING AND ZONING BOARD – REGULAR MEETING
Municipal Building: 935 Skidmore Drive, Antioch, IL 60002
August 5, 2026**

A. CALL TO ORDER

Chairman McCarty called the August 5, 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, Madigan, Zakroczymski, and Turner*. Also present were Chairman McCarty, Community Development Director Janeck, Attorney Stach, and Recording Secretary Thiel. Commissioner Carstensen was absent.

**Indicates attendance via Zoom.*

D. ANNOUNCEMENTS AND CORRESPONDENCE

None.

E. APPROVAL OF THE JUNE 3, 2026 PLANNING AND ZONING BOARD (PZB) MEETING MINUTES AS PRESENTED

Commissioner Madigan moved, seconded by Commissioner Zakroczymski, to approve the June 3, 2026 PZB regular meeting minutes as presented.

Upon roll call, the vote was:

YES: 4: Sanfilippo, Madigan, Zakroczymski, and McCarty.

NO: 0.

ABSTAIN: 1: Turner.

ABSENT: 1: Carstensen.

THE MOTION CARRIED.

F. PUBLIC COMMENT

None.

G. OLD BUSINESS

None.

H. NEW BUSINESS

1. PZB 26-09 – Public Hearing regarding a request for a special use to allow the petitioner the ability to construct and operate an Early Learning school facility on the property commonly known as the approximately 23 acres of land located at the southwest corner of North Avenue and Tiffany Road; PIN 02-07-200-011

Director Janeck provided a brief review of the proposed special use for an approximately 73,000 square-foot building to be used as a school for approximately 650 pre-K and Kindergarten students. The proposed facility will allow for the relocation of the existing early learning center located near the center of town.

Secretary Thiel administered the oath to those wishing to testify.

Mr. Aron Borowiak, School District 34 Superintendent, shared that the existing building located on Main Street is about 100 years old. They reviewed their options of renovating the existing building or constructing a new building. Based on a Master Facilities Plan done in 2024, it was determined that the existing elementary schools are near, at, or above capacity.

Mr. Bryon Krebs, with CCS Consortus, stated they are requesting deviations from the zoning ordinance related to

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sidewalks along North Avenue and Tiffany Road, plantings along the west and south property lines, and landscaping within the proposed parking lot.

Mr. Scot Parker, with Legat Architects, provided a review of the subject property. He explained the flow of the storm water drainage, extension of a sidewalk from Tiffany Farms, two proposed parking lots, fire lane, and two site entrances. He further explained that the proposed building is the only building planned for the subject site, and there are no plans for expansion but there is a possibility for expansion.

Chairman McCarty asked for clarification regarding the future expansion depicted in the presented plans. Mr. Parker stated they wanted to design the building with the potential for future expansion in mind and provide an example of what that expansion could look like. Chairman McCarty reiterated that expansion is planned for the future. Mr. Parker confirmed that it has been considered.

Mr. Parker continued to elaborate on the storm water drainage. Chairman McCarty asked if the drainage would enter the Tiffany Farms storm detention area. Mr. Parker explained that the storm water detention will be on the subject property, but the controlled release will go through the existing storm sewer systems in Tiffany Farms.

Mr. Parker explained that the proposed building will be approximately 400 feet from the property line in all directions. The rooftop units will be screened as they will not be concealed by the slope of the property.

Ms. Rachel Foster, with Legat Architects, reviewed the building elevations and proposed architectural materials and elements. The entrance will be located on the north side of the building and the trash and service area on the east side will be screened. She continued to provide a review of the floor plan. There will be separate wings for Kindergarten and Pre-K, and each wing will have its own playground that will be fenced in with gate access. There will also be a central courtyard, multi-purpose room/cafe, and gym. Ms. Foster continued to share that a traffic study was conducted. She stated that they are aware that Highview Drive and Tiffany Road have a lot of traffic at drop-off and pick-up times for W. C. Petty and AUGS. She explained that the school district currently has a trained traffic control person that can also be used at the proposed school to assist with any traffic concerns.

Mr. Chris Hutchinson, with Terra Engineering, explained the variables considered during the traffic study.

Chairman McCarty expressed concerns regarding the current traffic conditions through the Tiffany Farms subdivision and on Highview Drive and noted that the proposed project would increase traffic, potentially creating additional difficulties for the residents of Tiffany Farms.

Mr. Hutchinson shared some of the data that was provided to conduct the traffic study, including the percentage of students in the school district that currently take a bus and the locations traffic volume was measured.

Commissioner Sanfilippo stated that the traffic controller is only directing traffic on Highview Drive and Tiffany Road during the AUGS drop off and pick up times. She asked if the district is proposing the addition of a traffic controller during the elementary school hours or adding a traffic signal.

Mr. Hutchinson stated that the intersection does not meet the criteria to add a traffic signal.

Dr. Maria Treto-French, School District 34 Assistant Superintendent, explained that they are currently working to stagger the hours of the three schools in an effort to reduce the impact on traffic. She added that there are many students that live in Tiffany Farms that would be considered “walkers” because they would not qualify for bus services.

Commissioner Turned clarified that only students that live in Tiffany Farms are allowed to be “walkers”.

Chairman McCarty added that in the winter, students that may be considered “walkers” are often driven to school by the parents. He expressed his concerns and frustrations with the state of the current traffic conditions and the need for better studies to be conducted to find solutions to the existing traffic problems.

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Commissioner Madigan asked how many students would be enrolled in the birth-to-three classes and special education classes.

Ms. Foster stated there would be approximately 10 students in each program. Mr. Borowiak provided additional clarification regarding the anticipated number of students.

Commissioner Madigan expressed her concerns about the traffic on North Avenue and Trevor Road and requested that the traffic in that area also be considered.

Chairman McCarty added that an additional subdivision is anticipated to be proposed in the near future for the property located at North Avenue and Trevor Road. He noted that the addition of those homes could further increase traffic problems in the area.

Mr. Hutchinson explained that the traffic study included traffic from North Avenue and Trevor Road, but Trevor Road does not add much traffic because it leads to Wisconsin. He further stated that future growth was considered in the study and Terra recommended that the Tiffany Road and North Avenue intersection be made an all-way stop intersection to better manage traffic.

Chairman McCarty asked for clarification on the parent traffic and bus traffic on to the site.

Commissioner Madigan asked for clarification on the driving route of the buses to the site.

Mr. Hutchinson explained the diagram that showed the Pre-K, Kindergarten, and parent drop off routes. He added that they based the calculations on the assumption that all students will be bussed or dropped off by a parent.

Commissioner Zakroczymski asked if any consideration was given in the traffic study to traffic coming from the Woods of Antioch subdivision on to Tiffany Road. Mr. Hutchinson responded that traffic was not recorded at the intersection of Wood Creek Drive and Tiffany Road. He added that traffic exiting from the Woods of Antioch from Wood Creek Drive would be recorded at Highview Drive or North Avenue.

Commissioner Madigan stated that parents dropping off students will not necessarily heed signs marking the designated drop off entrances. Dr. Treto-French responded that there will be staff directing parents not to enter the bus area and they plan to have a gate that will open to the busses to ensure parent traffic will not intermingle with bus traffic.

Ms. Cheryl Henning, School District 34 Board Member, provided some history on the selection of the proposed site and asked the Village partner with the District to figure out traffic solutions.

Chairman McCarty reiterated his support for a school at the proposed location and emphasized the importance of implementing the best possible plan for traffic flow.

Commissioner Zakroczymski expressed concern about increased traffic through the Woods of Antioch subdivision while also supporting development of a school at the proposed site.

Commissioner Madigan asked Director Janeck if the applicant for the proposed subdivision on North Avenue and Tiffany Road will be required to present a traffic study. Director Janeck stated that the applicant for that project has provided plans but has not yet provided a traffic study. He explained the possibility of establishing a recapture agreement for a future traffic signal, which would require future developments in the area to contribute to the cost.

Commissioner Turner expressed his support for the proposed school on the subject site and expressed his concerns related to the traffic. He added that parents of children that live on the east side of town may opt to drive their child to school instead of their child having to be on the bus for an extended period. Dr. Treto-French shared that all of the district's bus routes are currently under 46 minutes.

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Mr. Hutchinson reviewed the memo that was provided to the Commission members prior to the meeting. The memo provided analyses of four options to improve the Level of Service at Tiffany Road and Highview Drive.

Ms. Foster reviewed the proposed lighting and photometrics study. She further reviewed the landscape plan, as well as the proposed plan to omit landscape islands from the parking lot. Ms. Foster shared that they do not plan to add sidewalks on Tiffany Road or North Avenue because they did not feel it would be safe for students. Chairman McCarty suggested adding a sidewalk from Trevor Road to North Avenue and Tiffany Road to the end of the proposed parking lot.

Mr. Marc Rogers, with CCS Consortus, reiterated the special use request, including deviations from sidewalk, landscape buffer, and parking lot island requirements. He also acknowledged the traffic concerns and asked for clarification regarding the Commission's viewpoint on the proposed site design.

Chairman McCarty inquired about the number of parking spaces and expressed concern that there may not be enough proposed parking for family events. Mr. Rogers stated that the Pre-K and Kindergarten events would be split. Chairman McCarty responded that even if the event is for 300 students, there still would not be enough parking. Mr. Borowiak added that the proposed parking lot is larger than the Petty and AUGS lots. Chairman McCarty expressed concerns that if cars are unable to find space in the parking lot, the drivers will park in Tiffany Farms and use the sidewalk to the school site.

Mr. Borowiak provided a recap of the proposed school, special use requests, and acknowledged the expressed traffic concerns.

Chairman McCarty requested that the parking be reassessed if there should be future expansion.

Commissioner Madigan moved, seconded by Commissioner Sanfilippo, to continue PZB 26-09 to the September 2, 2026 meeting.

Upon roll call, the vote was:

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

NO: 0.

ABSENT: 1: Carstensen.

THE MOTION CARRIED.

2. PZB 26-10 – Public Hearing regarding a request for a variation to allow the petitioner the ability to construct a detached garage in the front yard of the subject property on the property commonly known as 155 Zelinger Lane; PIN 02-05-400-002

Director Janeck reviewed the request from the petitioner to construct a detached garage in the front yard of the subject waterfront property.

Secretary Thiel administered the oath to those wishing to testify.

Mr. Steve Stanek, Linden Lane resident, explained that the property previously had a small cottage that was demolished and replaced with a newly constructed two-story home. He believes that the new home does not fit in with the existing cottages on Zelinger Lane but supports the applicant's request to construct a garage in the front yard.

Ms. Amy Pessis, Zelinger Lane resident, expressed her concerns about the process and the lack of information provided with the notification she received regarding the petition for the public hearing.

Chairman McCarty explained that the Commission is a recommending body and the process of considering requests. Director Janeck added that there will be another public hearing for the subject variance before the Village Board.

Ms. Jennifer Lastra, Zelinger Lane resident, asked if there would be a dwelling located above the garage and if there would be water and sewer utilities connected. Chairman McCarty answered that if there were to be a dwelling, it would need to be specified in the request. Commissioner Zakroczymski asked for clarification on the size and number of stories of the garage. Chairman McCarty stated the proposed garage is a single story.

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Commissioner Madigan asked if there was a rendering showing what the property will look like when completed and asked if the petitioner provided a landscape plan. She also provided a brief history of the property. Director Janeck responded that a landscape plan is not required for the subject request. He explained the code regarding garages located in the front yard of a property.

Ms. Lastra expressed concern about the proposed dwelling above the garage. She agreed with Ms. Pessis that the notice sent to neighboring residents lacked sufficient context. Ms. Lastra also expressed concern that the new home could obstruct lake views for properties across the street and potentially increase neighboring property taxes.

Commissioner Sanfilippo asked for clarification on the driveway. Commissioner Zakroczymski explained the proposed driveway layout as depicted on the plans. He added that most of the homes on the street have a detached garage located on the street-side, or in the front yard.

Chairman McCarty asked Director Janeck what the allowed square footage of impervious surface would be on the subject property. Director Janeck stated that the proposed impervious surface meets the code requirements.

Commissioner Madigan requested future petitions include a landscape plan to allow for a better visual of the completed project.

Commissioner Madigan moved to recommend approval of the Variance for PZB 26-10. Due to lack of a second, the motion failed.

Commissioner Sanfilippo moved, seconded by Commissioner Zakroczymski, to continue PZB 26-10 to the September 2, 2026 meeting.

Upon roll call, the vote was:

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

NO: 0.

ABSENT: 1: Carstensen.

THE MOTION CARRIED.

3. PZB 26-11 – Consideration of the Final Subdivision Plat for the Main Street Townhomes located at 657 Main Street

Director Janeck provided a brief review of the applicant's request for approval of a final plat for a 29-unit townhome development that was approved in February 2026.

Commissioner Sanfilippo moved, seconded by Commissioner Zakroczymski, to recommend approval of PZB 26-11, the Final Subdivision Plat for the Main Street Townhomes, 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. That the applicant adhere to all building codes of the Village at time of construction.

Upon roll call, the vote was:

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

NO: 0.

ABSENT: 1: Carstensen.

4. PZB 26-12 – Site Plan Review for the BP Gas Station and Associated properties located at 982 IL Route 59

Director Janeck explained that the applicant owns the BP Gas Station at Routes 59 and 173 and the restaurant and laundromat commercial building located just south of the BP. The applicant is proposing to expand the parking area south of the BP and west of the commercial building. The lot is currently a gravel parking area, and the petitioner would like to improve the lot with pavement. Director Janeck continued that there will be no stormwater requirement, as runoff would be directed to the grass area west of the lot. He added that the site plan also includes a small outdoor dining area with tables behind the restaurant.

Commissioner Sanfilippo asked if the outdoor dining area would have barricades. Director Janeck stated that a sound wall is proposed to go around the outdoor dining area.

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Commissioner Zakroczymski inquired if the asphalt area is being proposed as a cap to contain contaminants from the gas station site or if it is merely for additional parking. Director Janeck responded the applicant would like to have additional parking. Chairman McCarty asked if an environmental study was conducted. Director Janeck stated he was not certain if one was done.

Secretary Thiel administered the oath to those wishing to testify.

Ms. Griselle Garcia, representative for applicant, stated she was unsure if an environmental study was done, but she could check with the owner.

Chairman McCarty asked if there would be an enclosure for the trash. Ms. Garcia stated there would be a fence around the trash. Director Janeck added that he will work with the applicant to determine the exact location. Chairman McCarty stated the location of the trash enclosure was noted on the grading plan and asked that the enclosure be included in the staff comments.

Commissioner Madigan moved, seconded by Commissioner Sanfilippo, to recommend approval of the Site Plan for PZB 26-12 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. That the applicant adhere to all building codes of the Village at time of construction.
4. That a 6-foot-tall wooden trash enclosure be included.

Upon roll call, the vote was:

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

NO: 0.

ABSENT: 1: Carstensen.

I. ADJOURNMENT

There being no further discussion, the Planning and Zoning Board regular meeting adjourned at 9:26 pm.

Respectfully submitted,

Rachel Thiel
Recording Secretary