

APPROVED MINUTES

VILLAGE OF ANTIOCH PLANNING AND ZONING BOARD – REGULAR MEETING Village of Antioch, Lake County, Illinois Municipal Building: 874 Main Street, Antioch, IL 60002 May 7, 2025

A. CALL TO ORDER

Chairman McCarty called the May 7, 2025 regular meeting of the Planning and Zoning Board to order at 7:00 pm at the Antioch Municipal Building located at 874 Main Street, Antioch, IL and via Zoom.

B. PLEDGE OF ALLEGIANCE

C. ROLL CALL

Roll call indicated the following Commissioners were present: Sanfilippo*, Carstensen, Misch, Madigan, Martinez and Turner*. Also present were Chairman McCarty, Director Coppari, Attorney Stach and Clerk Romine.

**indicates attendance via Zoom*

D. ANNOUNCEMENTS AND CORRESPONDENCE

None.

E. APPROVAL OF THE APRIL 2, 2025 PLANNING AND ZONING BOARD MEETING MINUTES AS

PRESENTED - Commissioner Misch moved, seconded by Commissioner Carstensen to approve the April 2, 2025 Planning and Zoning Board meeting minutes as presented. Upon roll call, the vote was:

YES: 6: Sanfilippo, Carstensen, Misch, Madigan, Martinez and McCarty.

NO: 0.

ABSENT: 0.

ABSTAIN: 1: Turner.

THE MOTION CARRIED.

F. PUBLIC COMMENT

There was no public comment.

G. OLD BUSINESS

None.

H. NEW BUSINESS

1. PZB 25-02 – Consideration of a request for a Special Use and Site Plan Review for Broc's Backyard, which is located at 453 Main Street, Unit A, Antioch, IL 60002 (PIN: 02-05-300-073) –

Director Coppari reviewed the request for a Special Use and Site Plan Review for a barbecue restaurant, sports bar, and entertainment establishment at 453 Main Street, Unit A. He discussed the adjacent property, and said there is nothing to indicate that this proposed use will have any negative impact on the adjacent properties.

Director Coppari reviewed the site plan, stating that a site plan for the cannabis business has already been approved, and many site-related items installed. He advised that the green mailing certificate cards and responses are a part of the master file in his office, and have been available for public viewing, and a zoning sign has been placed on the property. To date, there was nobody asking to view the file or calling regarding the case.

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Director Coppari stated he has records available from the previous site plan review, and reviewed his staff report related to the special use and site plan review. He discussed parking, proposed uses, and reviewed the characteristics of adjacent properties.

Commissioner Sanfilippo asked about the initial site plan review, and the proposed space for the restaurant, and if it was originally intended to be storage. Chairman McCarty said he believes the intent was for storage or it was to be available to run a business with overhead doors.

Director Coppari discussed how he calculated the parking requirements for this use, taking into consideration the different uses being applied for. Chair McCarty asked what the parking calculation would be if the entire use was a restaurant. Director Coppari referenced the zoning code and shared parking requirements, and stated that the schedule of off-street parking guidelines says there should be 8 parking spaces for 1,000 square feet, which would be around 36 parking spaces. He advised that there are 16 for the cannabis shop. The total required spaces would be 52, and there are 48 proposed, with the possibility of parking to the south, or shared parking for other establishments.

Clerk Romine administered the oath of office to those wishing to testify.

Troy Sondag, property owner, confirmed that there is additional parking available for overflow parking at the adjacent lots.

Commissioner Sanfilippo asked if the outdoor area was in the parking lot. Chair McCarty said it is adjacent to the building on the north side and is 20 feet out from the building at the same width. She asked if a lighting package was submitted. Director Coppari said a lighting package was submitted for the previously approved site plan review.

Commissioner Carstensen asked about lighting and landscaping. Director Coppari discussed his meetings with the property owner, who has installed landscaping and will follow the plan as best as possible. Commissioner Carstensen asked if there were traffic concerns. Director Coppari said not at the moment.

Commissioner Misch asked if the parking lot contains only one entrance and exit. Chairman McCarty responded that there are two access points.

Commissioner Madigan expressed concern with a potential need for additional parking to accommodate event tournaments, but thinks the additional parking by the Bikini shop may mitigate that concern. She expressed concern with live music, and neighboring properties, and asked if live music will be held inside with the garage doors open and if that noise may affect the residents in the nearby subdivision. Madison George, property manager, said there is no space to have the music outside, and if there is an issue with noise affecting the neighboring property the doors could be closed. Commissioner Madigan asked if the outdoor patio will contain individual tables, and if there will be any type of barrier around the patio. Ms. George said it will be fenced in, and the access will be through the garage, or gated. Commissioner Madigan asked if additional lighting would be placed at the outdoor area. Ms. George said it has not been completely designed, but she believes there will be some sort of lighting outside. Commissioner Madigan expressed concern for the safety of the outdoor area, and thinks additional lighting may help improve safety of the area.

Commissioner Turner wants to make sure a photometric is obtained at some point for this project. He also wants to make sure there's sufficient lighting, and can only understand that with a photometric layout.

Director Coppari asked what the board would like to see included in the photometric plan. Chairman McCarty responded that he would like to see light poles, foot candles for the outside space, and wall lighting. He expressed the importance of lighting to every project before the Village.

Mr. Sondag said the 2023 photometrics were done with the wall packs, and he could get that photometric plan to the Board.

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Commissioner Turner asked about the Fire District interest in this project. Director Coppari has ensured that they review the plans before coming to the Planning and Zoning Board.

Mr. Scott Belott, neighboring property owner, expressed concern with noise, and requested a large barrier to help mitigate the noise. He stated that there is already noise echoing from the property. He asked the Board to consider the effect of the noise above everything else. Chairman McCarty advised the neighbor of the nuisance ordinance in place for his information.

Commissioner Madigan moved, seconded by Commissioner Misch, to continue PZB 25-02, a special use for a new barbecue restaurant, sports bar, and entertainment establishment, located at 453 Main Street, Unit A to the June 4, 2025 Planning and Zoning Board meeting at 7pm at village hall, in order to review submitted photometric plans and a design plan for the patio to include barriers with some elevations.

Upon roll call, the vote was:

YES: 7: Sanfilippo, Carstensen, Misch, Madigan, Martinez, Turner and McCarty.

NO: 0.

ABSENT: 0.

THE MOTION CARRIED.

2. PZB 25-03 – Consideration of a request for a Text Amendment to the Village Zoning Ordinance Section 10-14-12(A), which regulates institutional signage within the Village – Director Coppari reviewed the request for a text amendment to provide additional flexibility in reviewing, creating and executing government-related signage. He discussed the new village hall site and the proposed sign for this site, which resulted in the proposed text amendment.

Commissioner Madigan asked why only government buildings are considered and asked if it would create an issue for the homes on Skidmore. Chairman McCarty said there would probably not be an effect at all since the sign will be facing almost directly west.

Commissioner Carstensen moved, seconded by Commissioner Misch to approve PZB 25-03, a request for a text amendment to the Village Zoning Ordinance Section 10-14-12(A), which regulates institutional signage within the Village. Upon roll call, the vote was:

YES: 7: Sanfilippo, Carstensen, Misch, Madigan, Martinez, Turner and McCarty.

NO: 0.

ABSENT: 0.

THE MOTION CARRIED.

I. ADJOURNMENT

There being no further discussion, the regular meeting of the Planning and Zoning Board adjourned at 8:28 pm.

Respectfully submitted,

Lori K. Romine, RMC/CMC
Village Clerk