

APPROVED MINUTES

VILLAGE OF ANTIOCH PLANNING AND ZONING BOARD – REGULAR MEETING Municipal Building: 874 Main Street, Antioch, IL 60002 August 6, 2025

A. CALL TO ORDER

Chairman McCarty called the August 6, 2025 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, Misch, Madigan, and Zakroczymski. Also present were Chairman McCarty, Community Development Director Coppari, Public Works Director Heimbrodt, Attorney Stach, and Recording Secretary Thiel. Commissioner Turner was absent.

D. ANNOUNCEMENTS AND CORRESPONDENCE

None.

E. APPROVAL OF THE JULY 2, 2025 PLANNING AND ZONING BOARD (PZB) REGULAR MEETING MINUTES

Commissioner Madigan moved, seconded by Commissioner Zakroczymski, to approve the July 2, 2025 Planning and Zoning Board regular meeting minutes as presented.

Upon roll call, the vote was:

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

NO: 0.

ABSTAIN: 1: Sanfilippo.

ABSENT: 1: Turner.

THE MOTION CARRIED.

F. PUBLIC COMMENT

None.

G. OLD BUSINESS

None.

H. NEW BUSINESS

Commissioner Madigan moved, seconded by Commissioner Sanfilippo, to move item 4 regarding PZB 25-08 to the first item of discussion.

Upon roll call, the vote was:

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

NO: 0.

ABSENT: 1: Turner.

THE MOTION CARRIED.

4. PZB 25-08 – Consideration for a text amendment to the Village’s Zoning Ordinance, Title 10, amending Section 10-10-3 (A) (Table 1) to allow for “Business Support Services” within the Downtown Antioch Form Based Code Area in the Village Core (VC) District, Transitional Core (TC) District, and Main Street Transitional (MT) District as a “permitted” land use.

Commissioner Zakroczymski recused himself from discussion on this item.

Director Coppari explained that the owner of Impressions Count, Mr. Randy Nolan, is in the process of moving his business from its current location of 907 Main Street to another location within downtown Antioch. Mr. Nolan’s business is currently categorized as “Limited Manufacturing”, which is not permitted within the current Downtown Antioch Form Based Code Area. Mr. Nolan requested that his land use be classified as “Business Support Services”

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to allow his business to remain in the downtown area. Director Coppari further explained that the proposed text amendment would allow “Business Support Services” as a permitted land use within the Downtown Antioch Form Based Code Area in the Village Core (VC) District, Transitional Core (TC) District, and Main Street Transitional (MT) District.

Commissioner Sanfilippo asked what percentage of businesses in the Downtown District are service-related businesses. Director Coppari answered that most of the businesses are retail and restaurants, but about twenty percent of the businesses are service-related.

Commissioner Carstensen asked for clarification on the allowed uses.

Director Coppari reviewed the five findings of fact supporting the text amendment.

Commissioner Sanfilippo moved, seconded by Commissioner Madigan, to recommend approval of the text amendment to the Village’s Zoning Ordinance, Title 10, amending Section 10-10-3 (A) (Table 1) to allow for “Business Support Services” within the Downtown Antioch Form Based Code Area in the Village Core (VC) District, Transitional Core (TC) District, and Main Street Transitional (MT) District as a “permitted” land use with the five conditions presented.

Upon roll call, the vote was:

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

NO: 0.

RECUSED: 1: Zakroczymski.

ABSENT: 1: Turner.

THE MOTION CARRIED.

Commissioner Zakroczymski returned to the Board Room at 7:21 pm.

1. PZB 25-05 – Consideration of a text amendment to the Village’s Zoning Ordinance, Title 10, modifying Section 10-5-1 (D) (1) to allow “Civic Uses” as a “special use” within the Estate District zoning table of land uses.

Director Coppari listed the names of people he has spoken with by phone or in person regarding the three applications pertaining to the new Public Works facility. He proceeded with providing an overview of the subject property. It is owned by the Village of Antioch and is located within Estate Zoning. Currently, civic uses are not allowed within Estate Zoning. Staff is proposing adding civic use as a special use within Estate Zoning.

Secretary Thiel administered the oath to those wishing to testify.

Mr. Jerry Nellesen, W. Vandermeer Drive resident, inquired how much of the Village is zoned Estate.

Mr. Richard Quartaroli, W. Hague Drive resident, asked why the Village wants to move an already existing building to a new location.

Mr. Mike Long, Netherlands Drive resident, stated that his home is directly adjacent to the subject property. He is concerned that moving ground will exacerbate the existing water drainage issues. He is also concerned about noise and light pollution.

Mr. Stuart Malsch, Netherlands Drive resident, stated that the Village purchased the subject property in 2005 with park funds. He understands that the Public Works facility was originally planned to be built on Grimm Road and would like to know why the Village can’t wait to build the new facility until funding is available to build on the Grimm Road site.

Commissioner Carstensen added that her neighbors also share concerns about traffic and lighting. She understands there is a need for a new Public Works facility, but she is conflicted on the proposed plan.

Commissioner Madigan asked why the property on Grimm Road is not being utilized. She also expressed concerns about noise, hours of operation, and the proposed chain-link fence.

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Commissioner Sanfilippo asked for clarification on the item being discussed. Chairman McCarty advised those in attendance that the current item on the table is the text amendment.

Commissioner Madigan asked if there are other Estate properties within the Village that would be suitable for civic use.

Director Coppari displayed the current Zoning Map showing the areas zoned Estate. He explained that Estate properties do not typically have public utility infrastructure. He further explained that the Public Works Department needs a new facility to better accommodate the needs of the department. The current facility on Haley Street shares space with the Treatment Plant, trucks and equipment are stored outdoors, and the facility is in a congested area. The proposed new facility will be larger, more modern, and further away from high traffic areas.

Commissioner Zakroczymski asked if the proposed text amendment would open the Village up to other liabilities. He acknowledged the concerns expressed by residents about the location of the facility.

Chairman McCarty asked Director Heimbrodt why the proposed location was chosen over the Grimm Road site.

Director Heimbrodt explained that Grimm Road was the original location desired for the new Public Works facility. However, it was found that rerouting Grimm Road and running utilities to the site would have cost \$10-12 million in addition to the cost of constructing the facility. He added that approximately 6 acres are needed to accommodate the building, water retention, and asphalt area. There are no other properties within the Village that are large enough to accommodate all the needs of a new facility. Director Heimbrodt also explained that the subject property on North Avenue was purchased with funds from the Village's General Fund. The original plan for the property was to construct a new aquatic center, but the Village ultimately chose to renovate the existing pool.

Chairman McCarty advised that the subject property was annexed under the Estate zoning.

Director Coppari added that there was discussion about changing the zoning to Commercial, but that was not feasible due to the property being surrounded by Residential.

Commissioner Carstensen asked if the Village owns any other properties that consist of five or more acres that are not zoned Estate.

Director Heimbrodt answered that the only Village-owned properties larger than five acres are the subject property on North Avenue and the property on Grimm Road. He added that it is also important to have the new Public Works facility located close to the downtown area but still on the outskirts.

Director Coppari provided a review of the findings of fact.

Ms. Kathy Kurth, Netherlands Drive resident and president of the Arbors of Windmill Creek HOA, shared that she lives across the street from the proposed site. She thanked Director Coppari for meeting with her and explaining the site plan to her and another HOA board member. She also thanked Director Heimbrodt for his efforts in addressing the flooding that occurs from runoff from the subject property. Ms. Kurth expressed concerns about further flooding and water detention, as well as the potential impact on water pressure to the existing homes.

Director Heimbrodt explained that the civil engineers involved in the project were asked to design a way to reduce the impact of runoff on the existing homes. The water will be diverted to an open area to the east.

Chairman McCarty added that the proposed water diversion is in accordance with SMC regulations.

Director Heimbrodt assured that if the water runoff issue is not resolved to the satisfaction of the residents, the Village will continue to work to find a solution because they want to be good neighbors.

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Chairman McCarty recommended bringing the conversation back to the proposed text amendment.

Commissioner Madigan stated that during an appraisal of a home, one of the items that is looked at is what the property backs up to. Therefore, the proposed facility could have a negative effect on appraisals of the residential homes.

Director Coppari stated that the Village is investing a lot into the project to provide better service and growth and a potential developer may not invest as much care.

Commissioner Sanfilippo suggested sharing some of the other permitted and special uses allowed within Estate Zoning. Director Coppari reviewed the list of uses and provided some examples.

Commissioner Sanfilippo moved, seconded by Commissioner Zakroczymski, to recommend approval of a text amendment to the Village's Zoning Ordinance, Title 10, modifying Section 10-5-1 (D) (1) to allow "Civic Uses" as a "special use" within the Estate District zoning table of land uses with the five findings of fact as presented.

Upon roll call, the vote was:

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

NO: 0.

ABSENT: 1: Turner.

THE MOTION CARRIED.

2. PZB 25-06 – Consideration for a special use to allow "Civic Uses" within the Estate District for the creation of a new Public Works facility. A site plan review with two waivers that deal with design standards and landscaping will also be reviewed. The subject property is located at 20 North Avenue (formerly 22821 W. North Avenue), Antioch, IL 60002, and the PIN is 02-09-100-002.

Director Coppari provided four reasons for recommending approval of the special use: the subject property is a vacant piece of land, the subject property is in a location that is somewhat isolated, the municipality continues to grow in size and density and will require a larger public work facility to keep up with the demand and quality of service, and finally, by investing in new public buildings, the Village is making an effort to grow in areas that the Village will annex in the near future. He proceeded to review two waivers being requested regarding the design standards and landscaping. He also provided a brief review of the findings of fact.

Chairman McCarty asked Director Coppari to continue on to **PZB 25-07** regarding the variances and site plan review, then the Commission would vote on the two items separately.

Director Coppari shared a brief history of the subject property and the variances being requested. The first variance pertains to the maximum impervious area coverage within the Estate District. The maximum impervious area coverage allowed is 10%, and the Village is proposing 30%. The second variance is for a chain-link fence with vinyl privacy slats. All residential districts prohibit the installation of new chain-link fences. Director Coppari also provided information regarding property access, features of the proposed building, elevation, buffering, parking, and photometrics.

Commissioner Sanfilippo expressed concerns about falling short on the landscaping because the proposed building will be in close proximity to residential homes. She asked for specific details regarding the requirements versus what is being proposed.

Director Coppari read aloud the landscaping requirements for commercial, office, and industrial properties.

Chairman McCarty asked if the Village would be unable to provide adequate buffer on the west and south sides of the property due to water diversion.

Director Heimbrodt explained that, per the code, they would be required to remove all of the existing trees along the western property line. They are proposing to leave the majority of those trees.

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Chairman McCarty asked if there was a tree count provided. Director Coppari advised that a tree count was provided and exhibited it.

Commissioner Sanfilippo inquired about the replacement requirements. Director Coppari reiterated that it would be cost prohibitive to replace a lot of the removed trees.

Commissioner Sanfilippo expressed concerns about the proposed fence because a chain-link fence would not normally be allowed. She asked if the existing Public Works facility would remain and if the new facility would be an addition.

Director Heimbrodt stated that the treatment plant would remain at the existing location. There are roughly three buildings on the south side of Sequoit Creek that will likely be demolished, and a couple will remain for potential storage.

Commissioner Sanfilippo asked for more information regarding the proposed above-ground fuel tank.

Director Heimbrodt explained that the fuel tanks are an alternate but there is potential for cost savings by including them now. He provided additional information regarding requirements and inspections for the fuel tanks.

Commissioner Carstensen asked what the current standing is on the solar farm that was proposed to be constructed at the property located northeast of the subject property.

Chairman McCarty advised that the property in question is not located within the Village, and all that is known is Lake County gave preliminary approval for a solar farm.

Commissioner Carstensen suggested including a sidewalk along the subject property to encourage more walkability.

Director Coppari stated he would have required a traffic study if he had been involved with the project from its commencement.

Director Heimbrodt advised that at most there would be 20 employees and vehicles. Therefore, due to the low impact use, it would not warrant a traffic study. He shared that they are working with Lake County DOT.

Commissioner Zakroczymski asked if there were plans to remove the existing sidewalk. Director Heimbrodt stated the end of the existing sidewalk is where the vehicle entrance will be. The existing sidewalk would not be removed but will also not be continued unless there is development to the east of the subject property.

Director Coppari located and presented the code related to tree replacement and read the site plan review summary. He added that the tree replacement is outside of the zoning purview.

Commissioner Carstensen stated she agreed with Commissioner Sanfilippo's sentiments regarding the proposed chain-link fence.

Commissioner Misch asked if the landscaping waiver was approved stating the landscaping would happen eventually, if there would be a timeframe of the landscaping to be completed. Director Heimbrodt answered it would be budget driven. He added they don't want open grass but also don't want lush landscaping that will require more maintenance. He restated that the plans are to not touch the buffer along the west property line.

Commissioner Sanfilippo asked why the Village no longer has a tree commission. Director Heimbrodt advised that tree commissions are typically meant for projects involving heavily wooded subdivisions.

Director Coppari read into the record Section 8-6A-9 of the Village Code.

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Commissioner Misch asked if there would be cameras or security at the proposed facility. Director Heimbrodt explained there will be cameras on each of the four corners of the building and two gates with card readers for access.

Commissioner Madigan asked for clarification on the hours of operation. Director Heimbrodt stated the standard hours of operation will be 7:00 am to 3:30 pm, Monday through Friday. There will be some variations, such as summer hours. He added that there are some staff members that come in on Saturdays and Sundays to check well houses.

Commissioner Madigan asked if the existing Village Hall building could be sold and the proceeds of the sale go towards the new Public Works facility. She expressed concerns about skimping on the new facility. Director Heimbrodt stated that the existing Village Hall will be for sale and there was a developer that presented a concept for the building at the last Village Board meeting. He further shared that his department has been operating out of two doublewide trailers since the 1980s. They have managed to make do with what they have, and he does not want to make cuts with the new facility, but due to budgetary constraints he must.

Commissioner Zakroczymski concurred with the previously expressed concerns regarding the fencing. He shared that there are holding tanks that can contain any drippings to prevent contamination. He believes that the proposed plan will improve the runoff issues currently affecting the nearby residents. He further expressed his approval of the rendering provided.

Director Coppari stated that since the above-ground fuel tanks are included on the site plan, this would be the time to discuss them instead of coming back later with an amended site plan.

Chairman McCarty shared that he would prefer there be a wooden fence because a chain-link fence with slats looks institutional. He believes that the proposed improvements along with the natural elevation of the property will help the runoff situation that the nearby residents have been experiencing. He also explained SMC requirements of water runoff. He understands the desire to leave large existing trees as opposed to removing them and planting new landscaping, but he would like to see some trees be added in the future.

Mr. Malsch, inquired about the location of the fence. Director Coppari answered it would be located around the paved area, outside of the setback area. Mr. Malsch asked if a fuel savings study was done. Director Heimbrodt stated it was not. Mr. Malsch expressed concern about where any animals living in the silo may go when it is demolished.

Chairman McCarty noted that the fence will be far from the residents and out of their line of sight. Director Heimbrodt added that the proposed chain-link fence will also allow police patrol driving by to be able to see onto the property from the street. A wooden fence will not allow visibility, thereby creating a security concern.

Mr. Richard Brzezinski, W. Hague Drive resident and Vice President of the Arbors of Windmill Creek HOA, shared that he would like there to be a traffic study done because there are frequent backups caused by stopped trains.

Mr. Nellesen asked that lighting be kept within the property lines. He asked if a lot consolidation was considered to eliminate the need for the variance pertaining to the impervious surface. Mr. Nellesen also commented that the Village has instituted ordinances that others are expected to abide by, therefore the Village should also be held to the same standards. He does not believe that not having the budget is a valid reason to not be held to the same standards. Mr. Nellesen then inquired about details of the salt dome.

Chairman McCarty stated that the photometrics show that lighting will not extend past the property lines. He asked if the replacement trees could be added to an inventory to be used or committed for use in other subdivisions.

Director Heimbrodt shared that there are different programs and organizations that could be utilized to keep tree replacement costs down.

Commissioner Madigan moved, seconded by Commissioner Carstensen, to recommend approval of the Special Use for PZB 25-06 with the following stipulations:

1. Compliance with the requirements of the Village Engineer,

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2. Compliance with the requirements of the Antioch Fire Protection District.

Upon roll call, the vote was:

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

NO: 0.

ABSENT: 1: Turner.

THE MOTION CARRIED.

3. **PZB 25-07 – Consideration of two variances associated with the special use and site plan review for a new Public Works facility, which will be located at 20 North Avenue (formerly 22821 W. North Avenue, Antioch, IL 60002, and the PIN is 02-09-100-002. The two variances include a proposed 30% of maximum impervious area coverage and to allow a chain-link with vinyl slats within a residential district.**

Commissioner Madigan moved, seconded by Commissioner Sanfilippo, to recommend approval of PZB 25-07, a variance exceeding the maximum impervious area coverage by 30% and a variance to allow for a chain-link fence with vinyl slats within a residential district.

Upon roll call, the vote was:

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

NO: 0.

ABSENT: 1: Turner.

THE MOTION CARRIED.

I. ADJOURNMENT

There being no further discussion, the Planning and Zoning Board special meeting adjourned at 10:03 pm.

Respectfully submitted,

Rachel Thiel
Recording Secretary