

APPROVED

**VILLAGE OF ANTIOCH  
COMBINED PLANNING AND ZONING BOARD  
Municipal Building: 874 Main Street, Antioch IL  
Thursday, March 8, 2018**

**I. CALL TO ORDER**

Chairwoman Ralston called the March 8, 2018 Planning & Zoning Board meeting to order at 7:00 PM in the Municipal Building: 874 Main Street, Antioch, IL.

**II. PLEDGE OF ALLEGIANCE**

Chairwoman Ralston and the Planning & Zoning Board led the Pledge of Allegiance.

**III. ROLL CALL**

Roll call indicated the following members were present: Henning, Rapp, McCarty and Ralston. Also present were Attorney Long, Director of Community Development Michael Garrigan and Deputy Village Clerk Mateja. Absent Members: Ryan, Sanfilippo and Gartner.

**IV. ANNOUNCEMENTS AND CORRESPONDENCE**

None.

*7:02pm – Member Sanfilippo Arrived*

**V. APPROVAL**

**Approval of the December 14, 2017 Planning and Zoning Board Minutes as presented.**

Member Henning moved, seconded by Member Sanfilippo, to approve the **December 14, 2017** Planning and Zoning Board Minutes as presented. Upon roll call, the vote was:

YES:           **4:** Henning, Rapp, McCarty and Sanfilippo.

NO:             **0:**

ABSTAIN:    **0:**

ABSENT:     **2:** Ryan and Gartner.

**THE MOTION CARRIED.**

**VI. APPROVAL**

**Approval of the January 11, 2018 Planning and Zoning Board Minutes as presented.**

Member Henning moved, seconded by Member Sanfilippo, to approve the **January 11, 2018** Planning and Zoning Board Minutes as presented. Upon roll call, the vote was:

YES:           **4:** Henning, Rapp, McCarty and Sanfilippo.

NO:             **0:**

ABSTAIN:    **0:**

ABSENT:     **2:** Ryan and Gartner.

**THE MOTION CARRIED.**

**VII. OLD BUSINESS**

**PZB 18-02 – Request for a text amendment/special use to allow recycling as a permitted use for the property located at 61 McMillen Road**

Director Garrigan explained that the applicant has been operating a pallet business at 61 McMillen Road (Anita Business Park) for the past several years and as part of their existing business they have been recycling cardboard and plastic bottles. Currently, recycling is not a Permitted or Special Use in the Business Park or M-1 District. Based on this fact, Staff is proposing that "recycling" be added to the zoning ordinance as a "Special Use". Specifically, Staff is proposing that recycling of goods be a "Special Use" subject to be fully enclosed in a building. Outside recycling would not be permitted.

Director Garrigan added that staff has been working with the applicant on a number of code enforcement issues over the past year and one of the requirements of this Special Use will be to screen the current storage yard filled with pallets and trailers. The applicant has submitted a Preliminary Plan and is proposing a combination of fencing and landscaping for the required screening. The current condition of the applicant's facility continues to need some improvements in order that it complies with the Village's screening requirements.

Director Garrigan added that based on the foregoing analysis, staff makes the following recommendation:

We move that the Village Board approve the herewith attached text amendment ordinance for recycling in the BP District and M-1 District.

We move that the Village Board approve the attached Special Use ordinance for recycling subject to 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 install an 8-foot perimeter fence along McMillen screening the outdoor storage.
4. That the applicant submit a landscape plan to Staff for the addition of landscape to screen the privacy fence.
5. That the applicant lower the existing pallet stacks to comply with the Village's screening requirements.
6. That the screening improvements outlined in the "Preliminary Plan" be incorporated into this Special Use.
7. That all recycling take place within the existing structure on the subject site.
8. That any recycling on the subject site be limited to cardboard and plastic.

Member Henning asked about the recyclable materials coming in from other states or countries and the risk of exposing the village to toxic materials or spreading a bug infestation similar to emerald ash borer. Mr. Anthony Ash indicated they do pressure treat pallets per customer requests but that is only on outgoing pallets. Member Rapp added his concerns about toxic materials and asked Mr. Ash if he had a procedure in place. Mr. Ash informed the board he did not deal with toxic materials. Member Rapp added that toxic materials could be the glue used to secure the cardboard boxes. Member Rapp asked if the building currently has a sprinkler system and if that were to go off the recycle material containing glue or other adhesives would breakdown causing toxic materials.

Director Garrigan said that staff has been working with the applicant on a number of screening issues pertaining to the storage of their trailers and pallets. Currently, the pallets that are stored on the

APPROVED

subject site do not comply with the screening requirements. The pallets are not screened and they are stacked higher than the existing fence line which is in contravention of the Village's screening ordinance. As part of this Special Use, the applicant will be required to comply with the Village's ordinance.

Director Garrigan added that the applicant has submitted a landscape plan that is adding "13 Norway Maples" along McMillen and they are proposing to paint the existing chain link fence "black" and to construct an eight (8) foot board-on-board fence along McMillen Road in order to screen the existing outdoor storage area. In addition, there is an existing grove of mature trees along the eastern perimeter of the subject site that will provide screening. Staff is requesting that the applicant incorporate black slates in the chain link fence in any area that is adjacent to outside storage consistent with the Village's Site Plan Review Ordinance.

Member McCarty moved, seconded by Member Sanfilippo, approving the Text Amendment. Upon roll call, the vote was:

**YES: 4:** Henning, Rapp, McCarty and Sanfilippo.  
**NO: 0:**  
**ABSTAIN: 0:**  
**ABSENT: 2:** Ryan and Gartner.  
**THE MOTION CARRIED.**

Member McCarty moved seconded by Member Rapp, allowing a Special Use for recycling with the following stipulations:

- Compliance with the requirements of the Village Engineer.
- Compliance with the requirements of the Antioch Fire Protection District.
- That the applicant install an 8-foot perimeter fence along McMillen screening the outdoor storage.
- The applicant submit a landscape plan to Staff for the addition of landscape to screen the privacy fence.
- That the applicant lower the existing pallet stacks to comply with the Village's screening requirements.
- That the screening improvements outlined in the "Preliminary Plan" be incorporated into this Special Use.
- That all recycling take place within the existing structure on the subject site.
- That any recycling on the subject site be limited to cardboard and plastic.

Upon roll call, the vote was:

**YES: 4:** Henning, Rapp, McCarty and Sanfilippo.  
**NO: 0:**  
**ABSTAIN: 0:**  
**ABSENT: 2:** Ryan and Gartner.  
**THE MOTION CARRIED.**

APPROVED

Member Henning moved seconded by Member McCarty allowing a Special Use for recycling with an additional stipulation requiring landscaping and screening be completed within 90 days of Village Board approval.

**YES: 4:** Henning, Rapp, McCarty and Sanfilippo.  
**NO: 0:**  
**ABSTAIN: 0:**  
**ABSENT: 2:** Ryan and Gartner.  
**THE MOTION CARRIED.**

**VIII. ADJOURNMENT**

There being no further discussion, member Henning moved, seconded by member McCarty to adjourn the regular meeting of the Planning & Zoning Board at 7:55 p.m.

Respectfully submitted,

*Cheryl Mateja*

---

Cheryl Mateja  
Deputy Village Clerk