

Village of Antioch, Lake County, Illinois
Village Hall, 874 Main Street, Antioch, IL 60002
Planning & Zoning Board, Regular Meeting
August 12, 2021 - 7:00 Pm

A. CALL TO ORDER

Deputy Village Clerk, Cheryl Mateja called the August 12, 2021 Planning & Zoning Board meeting to order at 7:00 PM.

B. PLEDGE OF ALLEGIANCE

C. ROLL CALL

Roll call indicated the following members were present: Henning (via: phone), Madigan, Ryan, Sanfilippo, McCarty, Carstensen and Turner. Also present were Director of Community Development Garrigan, Attorney Michael Muthleb and Deputy Village Clerk Mateja.

D. ANNOUNCEMENTS & CORRESPONDENCE

Community Development Director, Michael Garrigan stated to the board he has nothing at this time.

E. APPROVAL OF THE PZB MEETING MINUTES AS PRESENTED:

Motion by Member McCarty, seconded by Member Carstensen, to approve the July 8, 2021 meeting minutes as presented.

UPON ROLL CALL:

YES: 5: Madigan, McCarty, Carstensen, Turner and Henning.

NO: 0:

ABSTAIN: 2: Ryan and Sanfilippo.

ABSENT: 0:

THE MOTION CARRIED

F. NEW BUSINESS

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G. OLD BUSINESS

1. **PZB 21-07** – Consideration of a request for a text amendment to the Form Based Code of Antioch restricting offices / personal services on Main Street.

Director Garrigan discussion the growing discussion by several Village Board members about the proliferation of offices and personal services on Main Street and the damage that results from these types of uses as it relates to creating a vibrant street. Based on this concern, Staff is bringing forward a proposed "Text Amendment" to Section 10-10-3 and 10-10-4 of the Village's "Form Based Code" for Downtown. The proposed amendment would modify the "use-matrix" that is found in the Village's Form Based Code. Specifically, office and personal services would be prohibited on the first floor of any building on Main Street, between Lake Street and Orchard Street. Obviously, existing offices and personal services would be exempt and would be considered legally non-conforming.

The "Downtown Form Based Code" regulates the zoning for Downtown Antioch. Typically, form-based codes are focused on the physical form of a building versus the conventional "Euclidean focus on uses" in a particular zoning district. The Village's Form based code is a hybrid because it does incorporate a use matrix of permitted and special uses for each zoning district within the form-based code.

Main Street, between Lake and Orchard is located within the Village Core (VC) district and currently, offices and personal uses are a permitted use. As the attached exhibit shows, there are currently 32 businesses within the subject area of discussion and approximately 28% of these businesses are offices/personal services.

Analysis

Historically, the classic “Main Street” from Americana would contain the daily services that a town needed, including a pharmacy, clothing stores, diners, and doctors, lawyers, and other professional services. However, as national chains arrived on the local scenes, many of the traditional uses that one would find on “Main Street” have disappeared. In Antioch’s case, the past generation witnessed the loss of Main Street establishments such as Kings Pharmacy, Gambles, Barnstables, Four Squires, and Johnson Jewelry, just a few of the independent businesses that used to dominate the streets of Downtown. As these daily staple businesses disappeared, the Village experienced more vacancies and a proliferation of resale and consignment shops. In addition, many of the former retail spaces have been converted into offices and personal services. (ie, hair salons, nail salons, spas, etc)

Recently, one of the biggest challenges for Downtown Antioch is the absence of street life which has hurt the existing businesses along Main Street. While the Village continues to attract new restaurants and stores to Main Street, there is a general perception that there are too many non-retail/restaurants uses located along Main Street. Additionally, there is a perception that these non-generating sales tax uses diminishes the vibrancy of the Village’s Downtown and squeezes out better commercial opportunities.

The question before the Planning Commission is whether limiting offices and personal services on Main Street, between Lake and Orchard, would help revitalize Downtown? Would restricting these uses encourage more retail and restaurants? As outlined in the attached “use matrix”, offices and personal; services would be allowed on the second floors of buildings with the subject area. As outlined before, the 9 businesses that are currently offices or personal services would not be impacted by this proposed text amendment.

There is a general trend today is for Downtowns becoming entertainment centers, which explains why the most vibrant Downtowns have a healthy mix of restaurants and retail. The concept of the “Third Place” is something that planners use in looking at today’s trends related to Downtowns. The first place is home, second place is where people work, and the third place is where people go to seek out entertainment. A third place could be a busy pub or coffee shop. Agglomerated, they can make up a vibrant and dynamic Downtown.

Writers, varying from William Whyte to Jan Gehl have demonstrated that people attract other people and a successful street or gathering space requires people. Thus, the foundation of the “Form Based Code” is to create space that is comfortable for people. The challenge for Downtown Antioch is that the streets are devoid of people, with retail stores that are closed and services dominating the street.

Staff’s economic development goal for the Downtown is to continue to attract new restaurants and niche retail shops. The hope is that the existing restaurants and shops along with the new businesses will continue to attract new visitors to the Village’s Downtown. Based on our strategy, the creation of a series of anchor businesses, ranging from the PM&L Theatre, Antioch Movie Theatre, Lovin Oven, and several high-profile restaurants will create

the foundation necessary to attract niche retail. However, this may be challenging if key spaces are occupied by offices or personal services. It is based on this fact, that there is a growing sentiment that offices and personal services should be regulated away from Main Street, unless they are located on the second floor.

Based on the foregoing analysis, the proposed text amendment would incorporate the following revised matrix into the Form Based Code:

Column1	Column2	Column3	Column4	Column5	Column6	Column7	Column8	Column9
COMMERCIAL/RETAIL/OFFICE				VC	TC	MT	BP	CE
<i>Office, Administrative, Professional</i>				P	P	P	P	P
<i>on Second Floor Only or only*</i>								
<i>Office, Administrative, Professional</i>					P	P	P	P
<i>Personal Services, including hair salons, nail salons, massage, make-up studios, spas, yoga studios, barbers,</i>					P	P		S
<i>Personal Services, including hair salons, nail salons, massage, make-up studios, spas, yoga studios, barbers, on second floor only</i>				P	P	P	P	S
<i>Lodging</i>				P	S	S		
<i>Eating and Drinking Establishments</i>				P	P	S	S	P
<i>Retail</i>				P	P	P	S	P
<i>Banks</i>					S	S		S
<i>Drive-Thru</i>					S	S	S	S
INDUSTRIAL								
<i>Showroom</i>							P	
<i>Research</i>							P	
<i>Warehouses</i>							P	
<i>Light manufacturing</i>							P	
<i>Micro distillery or brewery</i>							P	

* Offices, Administrative Uses, Professional Uses are restricted to the second floor of buildings on Main Street within the Village Core District along Main Street, between Lake Street and Orchard Street.

The continued revitalization of Antioch will require the following actions if the Village Board's goal in creating the most vibrant Downtown in Northern Lake County is to be accomplished. If these efforts are accomplished, Downtown Antioch has the potential of becoming a regional attraction that would draw visitors from throughout Northern Lake County and Southern Wisconsin.

- Continue to recruit new restaurants and niche retail to the Downtown.
- Continue to restore the historic appearances of each building on Main Street under the Village's Façade Program.
- Proceed with a major streetscape revitalization with new hardscape, landscape, and lighting under the Village's current Beautification Project being led by the Lakota Group.
- Create a new "Central Square" that will attract visitors to the Downtown as part of the "Pittman" property revitalization led by the Lakota Group.
- Refresh existing events and introduce new community events to the Downtown.
- Introduce new "tactical" improvements to the Downtown that have a low cost/ immediate impact and maximize street life (ie, more outdoor dining, converting dead parking lots into plazas)
- Introduce new housing to the Downtown.

Additionally, as highlighted throughout this report, the Village needs to find the right mix of uses in the Downtown that creates the right ingredients for a vibrant and dynamic Downtown. This will be challenging to accomplish if prime spaces are occupied by offices and personal services.

RECOMMENDATION

Based on the foregoing analysis, Staff is recommending the following motion:

We move that the PZB recommend that Sections 10-10-43 and 10-10-4 of the Form Based Code be modified to restrict offices and personal services on the first floor any building on Main Street, between Lake and Orchard Streets.

Member Madigan stated she does believe we need to attract businesses downtown, limit office or non-retail tenants. This will bring consumer traffic to our downtown.

Member Ryan stated he feels store fronts being used as billboards is an issue as well and asked Community Development Director, Garrigan to look into that. Director Garrigan stated that could raise legal issues.

Member Sanfilippo asked if the offices and personal services that are currently in downtown grandfathered in and would be able to continue and not change over unless they decided. Director Garrigan confirmed that would be correct.

Member McCarty voices his concerns about not allowing property owners to make their own decisions on business they allow in their store fronts.

Member Turner would like to hear feedback from public on what they would like to see in the downtown store fronts.

Resident, Michael O'Mara voices concerns on all the proposed changes for the downtown area.

Business owner, Tim Downey feels in order to help businesses succeed they need strong support and restrictions would be needed.

Resident, Mark Torkowski feels business hours need to be extended in order to get more foot traffic downtown.

After further discussion, all members agreed this item needs additional feedback and should be tabled to the September 9, 2021 Planning and Zoning Meeting.

Motion by Member Sanfilippo, seconded by Member McCarty, to table **PZB 21-07** to the September 9, 2021 Planning and Zoning Meeting.

UPON ROLL CALL:

YES: 7: Madigan, Ryan, Sanfilippo, McCarty, Carstensen, Turner and Henning.

NO: 0:

ABSTAIN: 0:

ABSENT: 0:

THE MOTION CARRIED

H. ADJOURNMENT

Motion by Member Sanfilippo, seconded by Member McCarty, to adjourn August 12, 2021 PZB Meeting at 8:43pm.

Respectfully submitted,

Cheryl Mateja

Cheryl Mateja
Deputy Village Clerk