

# APPROVED MINUTES

**VILLAGE OF ANTIOCH  
PLANNING AND ZONING BOARD – REGULAR MEETING  
Municipal Building: 874 Main Street, Antioch, IL 60002  
September 9, 2021**

**A. CALL TO ORDER**

Chairwoman Henning called the September 9, 2021 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 members were present: Madigan, Ryan, Sanfilippo, Carstensen and Turner. Also present were Chairwoman Henning, Attorney Muthleb and Clerk Romine. Members absent: McCarty.

**D. Announcements and Correspondence**

Director Garrigan announced that the Lakota Group will be at the Summer Wine Walk to gather input on the Downtown beautification project.

**E. Approval of the August 12, 2021 Planning & Zoning Board Meeting Minutes as presented** – These meeting minutes will be placed on the next agenda for consideration.

**F. Public Comment**

None.

**G. Old Business**

**1. PZB 21-07 - Consideration of a text amendment to the Form Based Code of Antioch restricting offices/personal services on Main Street** – Director Garrigan reviewed the four options the board may consider which include the prohibition of offices, a limit of 25 % offices, a limit of 50% offices, or to continue with the status quo. He further provided a list of current businesses.

Member McCarty arrived at 7:06 pm.

Member Ryan asked how the uses would be defined, particularly retail uses. Director Garrigan said, in general, if sales taxes are generated, they would be considered a retail use. Member Ryan expressed concern that anyone could offer goods for sale and be considered retail, and that wouldn't bring in the foot traffic intended with the proposed text amendment.

Member Sanfilippo commented that office uses could be limited, but some service uses such as a hair salon could increase foot traffic.

Member McCarty discussed the subjectiveness of defining retail, non-retail, office and service uses. He commented that the Village has done a great job with the downtown area, and said we should not take away or restrict current landlords/tenants.

Member Carstensen said she likes the intention of bringing people downtown, but believes taking away property rights doesn't defend or protect those property owners as ordinances should.

Member Turner asked how existing businesses would be grandfathered in with this amendment. Director Garrigan said they will be considered legal, non-conforming.

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Member Carstensen asked if other communities offer restricted uses. Director Garrigan said neighboring downtowns are not dynamic like Antioch, and this is a good way to revitalize the downtown. Member Carstensen expressed concern over litigation and the risk of tax dollars.

Chairwoman Henning said it is the job of the Planning and Zoning Board to plan for the future of the Village, and that's what this text amendment does. She discussed the Community Vision, and survey responses that indicated residents want a vibrant downtown.

Members further discussed the thresholds and store vacancies for legal, non-conforming uses, as well as zoning for business owners.

Clerk Romine administered the oath to those wishing to testify.

Mr. Mike O'Mara asked questions of the board, and staff's recommendation for the text amendment. He recommended the board consider having set hours of operation for existing businesses in the downtown, and discussed restrictions in Grayslake.

Mr. Paul Green commented that Village Hall is a service use that sits on a prime corner of the downtown. He recommended the board consider physical constraints of the creek and the railroad limiting expansion of the area.

Trustee McCarty moved, seconded by Trustee Carstensen to **deny** PZB 21-07; a text amendment to the Form Based Code of Antioch restricting office/personal services on Main Street. Upon roll call, the vote was:

**YES: 4:** Ryan, Sanfilippo, McCarty and Carstensen.

**NO: 3:** Madigan, Turner and Henning

**ABSENT: 0.**

**THE MOTION CARRIED.**

### **H. New Business**

**2. PZB 21-06 – Consideration of a Concept Plan for Multi-Family at 710 Anita Avenue** – Director Garrigan reviewed the concept plan for the 8.37 acre site on Anita Avenue. Since this is a concept application, the applicant is seeking informal input, not a site plan review of the site. He discussed the zoning of the property as M-1, and a portion designated as wetlands. The proposal is for 3 multi-family buildings on the site. Director Garrigan stated that the surrounding area is a mixed use, and the applicant would request R-3 zoning. He further discussed other potential uses. He asked the board to consider if they would like to see a residential development on the site, and if it is an appropriate location.

Clerk Romine administered the oath to those wishing to testify.

Mr. Glenn Christensen, land planner, discussed the plan, location, design and surround land uses including the wetlands.

Member Madigan asked if they would keep the current building. Mr. Christensen responded they would.

Member Ryan asked if access could be created to Metra with a pedestrian path. Mr. Christensen said that may be possible through Metra and the Village.

Member Sanfilippo asked if permits would be achievable since two of the access points seem to cross wetlands. Mr. Christensen said there are no alternatives, and they would have to minimize impacts.

Member McCarty discussed mitigations and federal and county jurisdictions, as well as parking. He commented that he liked the concept and thinks it goes well in the area.

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Member Carstensen said she likes bringing people downtown, and appreciates staff raising the Anita corridor.

Member Turner likes the idea and thinks it fits well in the area.

Chairwoman Henning asked if the impact to traffic has been considered. Mr. Christensen responded that they would estimate 7 trips per day for each unit, which would total approximately 550 trips, and be comparable to an industrial use.

Member Ryan asked if these would be low-income housing, and Mr. Christensen replied absolutely not.

Member Sanfilippo asked if Antioch has a need for this type of housing, to which Chairwoman Henning responded there is always a need for different and versatile types of housing.

Members further discussed other multi-family housing in the area and the proximity to Metra. Director Garrigan said there is a need for quality apartments for young professionals. He further said there is no motion needed on this concept, but if there is general support they will see this again in much more detail. Those present provided general support for the concept.

### **IX. ADJOURNMENT**

There being no further discussion, the Planning and Zoning Board regular meeting adjourned at 8:11 pm.

Respectfully submitted,

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Lori K. Romine, RMC/CMC  
Village Clerk