

APPROVED MINUTES

VILLAGE OF ANTIOCH PLANNING AND ZONING BOARD – REGULAR MEETING Municipal Building: 874 Main Street, Antioch, IL 60002 March 2, 2022

A. CALL TO ORDER

Clerk Romine called the March 2, 2022 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 Commission members were present: Ryan, McCarty, Carstensen, Madigan and Turner. Absent: Members Sanfilippo and Henning.

Commissioner Madigan moved, seconded by Commissioner Carstensen, to appoint Commissioner Ryan as temporary chair for the meeting. Upon roll call, the vote was:

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

NO: 0.

ABSENT: 2: Sanfilippo and Henning.

THE MOTION CARRIED.

D. ANNOUNCEMENTS AND CORRESPONDENCE

Director Garrigan provided an update on the recent Village Board action regarding the Antioch Community High School rezoning and site plan.

E. APPROVAL OF THE FEBRUARY 2, 2022 PLANNING & ZONING BOARD MEETING MINUTES AS PRESENTED

Commissioner McCarty moved, seconded by Commissioner Carstensen, to approve the February 2, 2022 Planning and Zoning Board meeting minutes as presented.

Upon roll call, the vote was:

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

NO: 0.

ABSENT: 2: Sanfilippo and Henning.

THE MOTION CARRIED.

F. PUBLIC COMMENT

There was no public comment.

G. OLD BUSINESS

None.

H. NEW BUSINESS

1. PZB 22-01 – Consideration of a request for a text amendment to Section 10-10-10 of the Village of Antioch Form Based Code to add a chapter for Design Review of exterior modifications for buildings within the Village Core – Director Garrigan reviewed the Form-Based Code adopted in 2011 and Zoning Ordinance adopted in 2020. He said the purpose of the proposed amendment is to ensure new development or rehabilitation of existing buildings conform to the Village’s existing downtown patterns. He reviewed the general goals of the Form-Based Code, and the current lack of any guidelines for existing historic buildings in the downtown. This plan helps define physical forms for land uses within the Form-Based Code which currently has no provisions for existing buildings. Director Garrigan discussed the recent formation of the Historic Preservation Commission and their work on historic guidelines. He stated that the ultimate goal is to

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restore the buildings, even if they are not historic landmarks, and try to bring back the original historic appearance of the buildings.

Commissioner McCarty asked what Director Garrigan would be considered 50% of improvements; 50% retrofit for the entire project, or just the façade. Director Garrigan responded that 50% of the building exterior is what is proposed. Commissioner McCarty would like to be more specific and define what would comprise 50% of improvements. Director Garrigan responded that the front, and possibly a side elevation that faces the street should be included, but there may be less concern regarding the rear of the buildings. He did comment that the Village Board has expressed concern with the appearance of the rear of the buildings, so that could be considered as well. Commissioner McCarty said the back of the building is secondary but also important to look at. He also asked which facades have been considered as negative as it related to their historic value. Director Garrigan presented some photographs of buildings in other communities that have been less than desired. He discussed some insensitive changes to buildings in Downtown Antioch such as the use of synthetic stone covering the original building materials or modifications to windows. Commissioner McCarty discussed materials and the use of vinyl which wouldn't fit in with the look of downtown.

Commissioner Ryan asked if the threshold could be reduced from 50% in order to provide more control over other changes. Director Garrigan said the percentage could be reduced, or the board could specifically name changes they would like to see during approvals. Commissioner Turner asked if there is a way to have staff administratively review some of the items. Commissioner McCarty discussed review guidelines in place in Grayslake, and the restrictions placed on building owners, making it difficult to bring in businesses.

Attorney Vasselli said the State of Illinois has ruled on regulation of colors and asked the Commissioners to refrain from considering that in their discussion.

Commissioner Madigan thinks that any criteria used for the façade grant guidelines should be used here. Director Garrigan said they are trying to set a minimum standard for building owners that may want to change their building without going through the façade program. Director Garrigan further provided examples of buildings that have been renovated in line with the historic feel of the downtown.

Commissioner Carstensen asked how often the Village has strayed from the historic guideline in offering a façade grant. Director Garrigan responded that the façade grant provided to Station 51, which does not fit with the historic downtown, is still sensitive to the feel of the downtown. He said this is a good example of where a compromise was found. Commissioner Carstensen asked how often projects are funded by the building owner. Director Garrigan replied that most of those have been requested by the building owner. Commissioner Carstensen asked if these restrictions will prevent building owners from improving their building. Director Garrigan responded that a number of building owners are comfortable with the status quo and this amendment would have no impact on them. One of the biggest challenges is the engagement and investment of building owners. Commissioner Carstensen discussed the boundaries and asked why certain areas were considered the downtown and not others. Director Garrigan replied that they would be subject to Form-Based Code or site plan review depending on the changes.

Director Garrigan offered to come back with a lower number for the threshold or specific defined criteria. Commissioner Madigan would like more detail into the types of improvements and not a percentage.

Commissioner Turner views this as an opportunity to see improvements to the front and the back of the buildings, and asked for a definition of the boundary area. Director Garrigan said right now it is those areas covered by the Form-Based Code. Commissioner Turner discussed lighting and asked for a provision that if lighting would be changed that certain fixtures be replaced. He also asked if color temperatures have been considered.

Chairman Ryan summarized that the 50% criteria needs to be changed from an overall percentage to a list of improvements that should be considered in the text amendment. He recommended that staff consider

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the comments and bring this back to a future meeting for consideration. He also asked for improved engagement with building owners on appearance and efficiency of the buildings.

Commissioner McCarty moved, seconded by Commissioner Turner, to table this item to the April 6, 2022 Planning and Zoning Board Meeting. Upon roll call, the vote was:

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

NO: 0.

ABSENT: 2: Sanfilippo and Henning.

THE MOTION CARRIED.

I. ADJOURNMENT

There being no further discussion, the Planning and Zoning Board regular meeting adjourned at 8:04 pm.

Respectfully submitted,

Lori K. Romine, RMC/CMC
Village Clerk