

APPROVED MINUTES

VILLAGE OF ANTIOCH PLANNING AND ZONING BOARD – REGULAR MEETING Municipal Building: 874 Main Street, Antioch, IL 60002 October 2, 2024

A. CALL TO ORDER

Chairman McCarty called the October 2, 2024 regular meeting of the Planning and Zoning Board to order at 7:01 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 Turner. Also present were Chairman McCarty, Community Development Director Garrigan, Attorney Vasselli, and Recording Secretary Thiel. Absent: Commissioner Martinez.

D. ANNOUNCEMENTS AND CORRESPONDENCE

None.

E. APPROVAL OF THE SEPTEMBER 4, 2024 PLANNING & ZONING BOARD MEETING MINUTES AS PRESENTED

Commissioner Madigan moved, seconded by Commissioner Turner, to approve the September 4, 2024 Planning and Zoning Board meeting minutes as presented.

Upon roll call, the vote was:

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

ABSTAIN: 1: Sanfilippo.

NO: 0.

ABSENT: 1: Martinez.

THE MOTION CARRIED.

F. PUBLIC COMMENT

None.

G. OLD BUSINESS

1. PZB 24-09 – Consideration of a text amendment to the Village's Zoning Ordinance, Title 10, creating a Section 10-5-14 establishing regulations related to Residential and Commercial Lighting

Director Garrigan stated this was a continuation of a public hearing. He provided a summary of some of the changes which included creating uniformity by regulating color temperature of all lighting sources, except public playing fields. Language addressing digital outdoor displays was also added. Director Garrigan explained that the sign ordinance regulates EMB signs, but he added language to the proposed text amendment to try to address the illumination levels of outdoor display signs. Additional language addresses foot candle illumination for canopies located at gas stations and drive-thru windows. He further explained that there is language that will allow the right for inspection post installation to ensure lighting is consistent with the proposed text amendment and to mitigate any negative externalities.

Commissioner Carstensen asked if the ordinance's language would allow for inspections any time a light has been replaced. Director Garrigan explained it will only be for new light installations at new developments, but if there is a complaint of light trespass, Village staff has 30 days from receiving the complaint to conduct an inspection. He further explained that even if existing lighting is considered legal, non-conforming, the language in the ordinance will allow Village staff to inspect if there is a complaint.

Attorney Vasselli confirmed that if existing lighting is considered a nuisance, it can be addressed.

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Commissioner Martinez arrived at 7:12 pm.

Commissioner Misch asked if a car dealership's legal, non-conforming lighting needed to be replaced if it would then have to comply with the terms of the ordinance. Director Garrigan stated that was correct. Commissioner Misch inquired if porch lights were addressed. Director Garrigan explained that residential lighting is not addressed in the ordinance but if there was a complaint, it could be addressed.

Commissioner Madigan asked if there was a complaint and if the property owner did not comply with correcting the lighting issue, would the Village then correct the issue and bill the property owner for the work. Director Garrigan stated the Village would probably take an administrative or legal approach to get the property owner to comply, but every effort would be made to work with the property owner to comply before administrative or legal action is taken. Commissioner Madigan asked if staff would make decisions on exceptions to the ordinance without direction from the Commission. Director Garrigan stated he foresees new developments asking for relief without applying for a formal variance. Commissioner Madigan asked if staff would track any exceptions. Director Garrigan clarified that any exceptions would still be presented to the Commission in staff reports as opposed to an applicant applying for a formal variance.

Commissioner Turner commended Director Garrigan for his efforts on the text amendment and expressed his support.

Director Garrigan added that staff does plan to work on a separate ordinance for public right-of-way lighting. The public right-of-way lighting will probably be addressed in the subdivision code.

Chairman McCarty asked Commissioner Turner for his input on the proposed Correlated Color Temperature being at or below 3200 degrees Kelvin. Commissioner Turner opined that setting a standard is more important than the actual number. He explained that the number could be as high as 3800 but he would like to conduct more research before suggesting a definitive number.

Attorney Vasselli clarified that the recommendation made by the Commission will be contingent upon Commissioner Turner and Director Garrigan's feedback to the Commission regarding the Correlated Color Temperature.

Commissioner Madigan moved, seconded by Commissioner Turner, to recommend approval of the text amendment to the Village's Zoning Ordinance, Title 10, creating section 10-5-14 establishing regulations related to residential and commercial lighting, contingent upon completion of further research to determine the Correlated Color Temperature.

Upon roll call, the vote was:

YES: 7: Sanfilippo, Carstensen, Misch, Madigan, Martinez, Turner, and McCarty.

NO: 0.

THE MOTION CARRIED.

H. NEW BUSINESS

1. PZB 24-11 – Consideration of a concept plan for the property located at the Northwest corner of Route 83 and North Avenue to host food trucks and operate as a seasonal retail space

Director Garrigan presented a concept plan proposed by the owner of the subject property. The property is currently a vacant lot and is zoned B-2 commercial. The applicant would like to use the property to host food trucks as well as sell seasonal goods. The applicant has provided a summary of the concept plan along with a rough sketch.

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Staff has asked the applicant to provide additional information, but believes the concept could be a creative use of the property.

Secretary Thiel administered the oath to those wishing to testify.

Jamie Patrick, Antioch resident and applicant, explained that he owns the property with his family and they also own a food truck location in Texas. He has approached local food truck owners and some were in attendance. He would like to rebuild the corner and provide a family-friendly atmosphere.

Commissioner Sanfilippo asked Mr. Patrick about parking on the property. Mr. Patrick showed on his drawing where parking would be and the food trucks would be on the property. Commissioner Sanfilippo asked Mr. Patrick if the number of food trucks depicted on his drawing would be able to fit on the property. Mr. Patrick explained the size of the food trucks and the number of trucks shown on the drawing would fit. He added that the property owner to the west has agreed to allow him to use their parking lot when their business is not open.

Commissioner Sanfilippo asked if there is existing lighting on the property and what the proposed hours of operation would be. Mr. Patrick stated there is no existing lighting but there is electric service to the property. He has also looked into using generators to have lighting at each corner of the property. He would like to operate Thursday through Sunday to start.

Commissioner Carstensen stated she likes the concept but feels a lot more information is needed. She inquired about the size of the property and about Mr. Patrick's Texas location. She further inquired about bathroom facilities. Mr. Patrick explained they will rent portable bathrooms. Commissioner Carsten asked if bike racks could also be included to encourage residents to bike more.

Commissioner Misch asked for clarification on the location of the parking. Mr. Patrick explained the parking would be located in the center of the property with the food trucks being lined up around the parking area. Commissioner Misch asked if the parking is in the middle, would there still be room for people to walk around. Mr. Patrick confirmed there would be room for foot traffic. He reiterated the parking lot at the property to the west could also be used and he has a parcel to the north that could also be used for parking.

Commissioner Misch inquired about food truck licensing. Attorney Vasselli explained that there are licenses that are required to operate food trucks. He further explained that the applicant and the applicant's food trucks will be required to comply with all local laws. Mr. Patrick confirmed he and the food truck vendors will comply with all local laws. Mr. Patrick added that the food truck vendors that he has spoken with are currently licensed and registered.

Commissioner Misch asked if Mr. Patrick intends to have the food trucks operating during the same hours as the Village's Food Truck Feastive during the summer. Mr. Patrick confirmed he will have the food trucks at his location operate year-round.

Commissioner Madigan expressed her concerns about the parking. She would like to see something done with the property but would like more information on Mr. Patrick's concept.

Commissioner Martinez asked about the hours. Mr. Patrick stated he would like to be open until 9:00 pm. Commissioner Martinez asked if there will be anything set up for anyone operating the tree lot during the colder season. Mr. Patrick explained he will have a tent.

Commissioner Martinez asked about access points to the property. Mr. Patrick advised there are two access points, one on Route 83 and one on North Avenue. Commissioner Martinez asked Mr. Patrick to bring pictures of his Texas location.

Commissioner Turner stated he likes the concept idea, but he has concerns about the subject property relating to parking, traffic and overall safety. He suggested that there be a separate area for parking. He asked for clarification on the hours of operation for the food trucks and if the trucks would be permanently parked on the property. Mr. Patrick

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answered that the trucks would be permanently parked on the property and he would like to have the trucks operating from 11:00 am to 9:00 pm, possibly until 10:00 pm on Fridays or Saturdays. He also reiterated that he has access to the parcel located to the north for additional parking, however, it is not paved. Commissioner Turner suggested putting a lot of thought into lighting from a safety perspective. Mr. Patrick stated his idea is to have three pole lights and string lights. The food trucks could also have their own lighting.

Chairman McCarty expressed that he would like to see something done with the subject property and finds the concept interesting. He inquired about the size of the property. Mr. Patrick stated the property is just over an acre. Chairman McCarty asked Director Garrigan if there are any requirements from SMC for stormwater management for properties over an acre. Director Garrigan confirmed this. Chairman McCarty stated he would like to see engineered drawings of the site and the concept. He stated he is not in support of the parking being in the middle of the site. He also asked for more information about turn lanes and access for the fire department. Chairman McCarty stated Mr. Patrick's proposed concept would be considered a special used. Director Garrigan confirmed there was discussion about this concept plan being a special use because it is not defined as a permitted use under the zoning ordinance.

Commissioner Sanfilippo asked how Mr. Patrick intends to market his concept and what type of signage he would have. Mr. Patrick stated he would market on social media and have a metal cutout sign, similar to what he has at his Texas location.

All commission members expressed support for Mr. Patrick's concept plan to host food trucks and operate seasonal retail at the property located on the northwest corner of Route 83 and North Avenue, but asked that additional detailed information be provided regarding parking, bathrooms, lighting, safety, noise, pictures, and engineered drawings.

I. ADJOURNMENT

There being no further discussion, the Planning and Zoning Board regular meeting adjourned at 8:00 pm.

Respectfully submitted,

Rachel Thiel
Recording Secretary