

VILLAGE OF ANTIOCH

21-11-41

***AN ORDINANCE AMENDING SECTION 10-10-3 AND SECTION 10-10-4 OF THE
MUNICIPAL CODE OF ANTIOCH REGARDING PROPERTY USES IN THE VILLAGE
CORE DISTRICT***

**ADOPTED BY THE PRESIDENT AND BOARD OF TRUSTEES
OF THE
VILLAGE OF ANTIOCH, ILLINOIS
ON
NOVEMBER 10, 2021**

**Published in pamphlet form by authority of the Village Board of the Village of
Antioch, Lake County, Illinois,
this 15th day of November, 2021.**

SCOTT J. GARTNER	President	MARY C. DOMINIAK	Trustee
		MARY J. PEDERSEN	Trustee
LORI K. ROMINE	Clerk	ED MACEK	Trustee
		SCOTT A. PIERCE	Trustee
DEL GALDO LAW GROUP, LLC	Attorney	PETRINA A. BURMAN	Trustee
		BRENT C. BLUTHARDT	Trustee

Ordinance No. 21-11-41

AN ORDINANCE AMENDING SECTION 10-10-3 AND SECTION 10-10-4 OF THE MUNICIPAL CODE OF ANTIOCH REGARDING PROPERTY USES IN THE VILLAGE CORE DISTRICT

WHEREAS, the Village of Antioch (“Village”) is an Illinois non-home rule municipality organized and operating under the Illinois Municipal Code (65 ILCS 5/1, et seq.) (the “Code”); and

WHEREAS, the Village President (the “President”) and the Village Board of Trustees (the “Village Board”, and together with the President, the “Corporate Authorities”) find that regulating land uses in an orderly and coordinated manner is in furtherance of the public interest by ensuring the economic and social sustainability and compatibility of redevelopment and future development; and

WHEREAS, pursuant to Title 2, Chapter 1 of the Municipal Code of Antioch (the “Village Code”), a public hearing was held by the Combined Planning Commission and Zoning Board on August 12, 2021, which was continued to and concluded on September 9, 2021, (collectively, the “Hearings”) after due notice by newspaper publication, upon the proposal to amend Title 10, Chapter 10 of the Village Code (the “Form Based Code”) to limit the number of personal service and office, administrative, professional, and medical uses in the Village Core District; and

WHEREAS, testimony was provided by residents and local business owners regarding the proposal to limit the number of personal service and office, administrative, professional, and medical uses in the Village Core District; and

WHEREAS, pursuant to Section 10-4-4 of the Village Code, all recommendations of the plan commission on applications for amendments to Title 10 of the Village Code shall, in all instances, be advisory in nature and shall be subject to final consideration, evaluation, and determination by the Village Board; and

WHEREAS, pursuant to Section 10-4-8 of the Village Code, after recommendation by the plan commission, the Village Board may grant, deny, or grant with the modification, the amendment, or may refer the proposed amendment back to the plan commission for further consideration; and

WHEREAS, on September 9, 2021, the Combined Planning Commission and Zoning Board recommended not to amend Title 10 of the Village Code to limit the number of personal service and office, administrative, professional, and medical uses in the Village Core District; and

WHEREAS, notwithstanding the recommendation of the Combined Planning Commission and Zoning Board, the Corporate Authorities have determined that it is in the best interests of the Village to amend Sections 10-10-3 and 10-10-4 of the Village Code in order to limit the number of personal service and office, administrative, professional, and medical uses in the Village Core District (the “Amendment”); and

WHEREAS, the Corporate Authorities find that the Amendment is in furtherance of the public interest by ensuring the economic and social sustainability and compatibility of redevelopment and future development; and

WHEREAS, based on the foregoing, the Corporate Authorities have determined that it is necessary, advisable, and in the best interests of the Village, and its residents, to amend Section 10-10-3 and Section 10-10-4 of the Village Code;

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Antioch, Lake County, Illinois, as follows:

SECTION 1: The Village Code is hereby amended, notwithstanding any provision, ordinance, resolution, or Village Code section to the contrary, by amending Title 10, Chapter 10, Section 10-10-3 of the Village Code as set forth below (additions underlined; deletions ~~stricken~~):

10-10-3: USES; HEIGHT; PARKING AND SERVICING:

A. Allowed Uses: Permitted and special use considerations are shown in table 1, "Allowed Uses", of this section for each district defined in the regulating plan. Allowed uses are discussed further by district in sections 10-10-5 through 10-10-9 of this chapter.

TABLE 1

ALLOWED USES

P = Permitted use	S = Special use
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Use	Downtown Antioch				
	VC	TC	MT	BP	CE
Commercial/retail/office:					
Automobile repair/body	-	-	-	-	-
Drive-through	S	S	S	S	S
Eating and drinking establishment	P	P	S	-	P
Financial institution	S	S	S	S	S
Lodging	P	S	S	-	P
Office, administrative, professional, and medical	<u>P*</u>	P	P	P	P
Personal service	<u>P*</u>	P	P	-	P
Recycling	-	-	-	S	-
Retail	P	P	P	-	P
Industrial:					
Limited manufacturing	-	-	-	P	-
Product showroom	-	-	-	P	-
Research services	-	-	-	P	-
Warehouse and distribution	-	-	-	P	-
Public and civic:					
Educational facility	P	S	S	S	S

	Parks and recreation	P	P	P	P	P
Residential:						
	Mixed use (residential above ground floor)	P	P	P/S	S	S
	Multi-family building	S	P	S	S	-
	Townhouse/row house	S	P	P	S	-

*Personal service and office, administrative, professional, and medical uses shall equate to no more than an aggregate twenty-eight percent (28%) of the uses allowed at any given time in the Village Core District on Main Street (Route 83) between Lake Street and Orchard Street.

...

SECTION 2: The Village Code is hereby amended, notwithstanding any provision, ordinance, resolution, or Village Code section to the contrary, by amending Title 10, Chapter 10, Section 10-10-4 of the Village Code as set forth below (additions underlined; deletions ~~stricken~~):

10-10-4: ZONING DISTRICTS:

A. Purpose And Intent: All downtown special district parcels have been assigned a designation to define an optimal "building envelope" and "public realm" using setbacks, sidewalk and street widths, as well as other design parameters.

Along with section 10-10-10, "Urban Design Standards", of this chapter, the required street, sidewalk and building relationships are intended to foster new development that enhances and expands the traditional "Main Street" scale of downtown and builds upon the potential for transit oriented development around the train depot.

New development, as well as rehab projects, should also refer to the following village documents for guidelines related to the public realm: "Village Of Antioch Urban Design Manual", village of Antioch street graphics and village landscaping, signage and lighting standards. Where there is a conflict between this chapter and these documents, the more restrictive standard will apply.

As illustrated in section 10-10-1, figure 1.1, "Downtown Antioch Regulating Plan", of this chapter five (5) distinct districts have been identified that establish the location and relationships of the districts.

1. Build-To Zone: The build-to zone is an area that helps establish consistent "streetwalls", sidewalk widths and streetscape zones.

The relationship of the build-to zone to the public right of way or property line is that the build-to zone may differ from the current location of the right of way or property line. In these cases the apparent rights of way/property lines will need to be adjusted through dedication of property between the property owner and village. More specifically, the property owner may need to dedicate property to the public right of way to create the desirable street and streetscape width, or the village may transfer right of way to the buildable development site.

Over time, desired or common sidewalk widths will be established to create a more regular walking experience from block to block that incorporates a minimum five foot (5') "free zone" walking area and additional space for street trees, parkways or outdoor seating.

For Main Street, the build-to zone is intended to eventually bring all buildings more in line with a fifteen foot (15') sidewalk width primarily found in the village's core shopping district between Orchard Street and Lake Street/Park Avenue.

For Orchard Street, Lake Street and Toft Avenue, the build- to zone is intended to eventually eliminate parking lots in front of buildings and bring buildings closer to the sidewalk to better frame the street, reduce its perceived width and scale and establish these roadways as physical extensions of the traditional village core along Main Street. This chapter also incorporates standards for the frontages of residential buildings, including apartment buildings and row homes/townhomes along these streets as compatible uses within the downtown area.

For primarily residential and industrial districts, the building line may not be the primary indicator of future development form, where instead consistent street and pedestrian zone treatments and building setbacks will drive the form.

B. Zoning Districts Defined: The five (5) designations of downtown Antioch zoning districts as outlined in the introduction are (see section 10-10-1, figure 1.1, of this chapter):

VC - Village core: Downtown's primary pedestrian oriented shopping district with the highest intensity of buildings and main activity center. Personal service and office, administrative, professional, and medical uses shall equate to no more than an aggregate twenty-eight percent (28%) of the uses allowed at any given time in the Village Core District on Main Street (Route 83) between Lake Street and Orchard Street.

TC - Transitional core: Parcels, many of which are undeveloped and include the redevelopment opportunity sites, adjacent to the village core with frontages on Main, Lake and Orchard that have potential to become an extension of the village core's mixed use character. This district also includes Depot Street and areas around the METRA station.

MT - Main Street transitional: Surrounding residential primarily north and south of the village core along IL-83/Main Street. This district consists of both single- family and multi-family housing, as well as educational/institutional uses. The MT district consists of parcels which are seen as areas where change of land uses may or should occur in a controlled environment that architecturally and physically blends with the mixed use retail/service character of downtown.

BP - Business park: The large manufacturing district east of the tracks where the regulating plan and form based goals focus and encourage physical improvements of streetscapes and the pedestrian environment.

CE - Commercial edge: Commercial districts both north and south comprised predominantly of auto oriented uses. This chapter seeks to improve the physical environment of the area over time.

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SECTION 3: The Corporate Authorities hereby approve the amendment of Title 10, Chapter 10, Section 10-10-3 of the Village Code and the amendment of Title 10, Chapter 10, Section 10-10-4 of the Village Code.

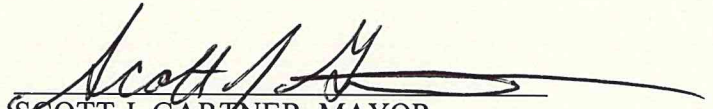
SECTION 4: All ordinances, resolutions and orders or parts of ordinances, resolutions and orders in conflict with this Ordinance are repealed to the extent of such conflict.

SECTION 5: The Village Clerk shall cause this Ordinance to be published in pamphlet form.

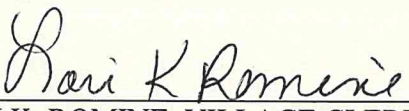
SECTION 6: This Ordinance shall be in full force and effect after passage and publication as provided by law.

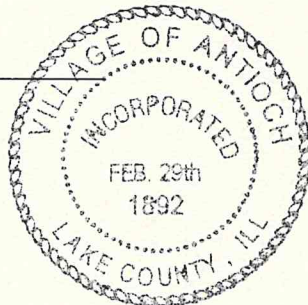
PASSED by the President and Board of Trustees of the Village this 10th day of November, 2021.

APPROVED:


SCOTT J. GARTNER, MAYOR

ATTEST:


LORI K. ROMINE, VILLAGE CLERK



STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

CERTIFICATE

I, Lori K. Romine, certify that I am the duly appointed Municipal Clerk of the Village of Antioch, Lake County, Illinois.

I certify that on November 10, 2021, the Corporate Authorities of such municipality passed and approved Ordinance No. 21-11-41, entitled **“AN ORDINANCE AMENDING SECTION 10-10-3 AND SECTION 10-10-4 OF THE MUNICIPAL CODE OF ANTIOCH REGARDING PROPERTY USES IN THE VILLAGE CORE DISTRICT”** which provided by its terms that it should be published in pamphlet form.

The pamphlet form of **Ordinance No. 21-11-41**, including the Ordinance and cover sheet thereof, was prepared, and a copy of such Ordinance was posted in the municipal building, commencing on November 15, 2021 and continuing for at least ten days thereafter. Copies of such Ordinance were also available for public inspection upon request in the office of the Municipal Clerk.

DATED at Antioch, Illinois, this 15th day of November, 2021

Lori K. Romine

Lori K. Romine, RMC/CMC
Village Clerk

