

APPROVED MINUTES

VILLAGE OF ANTIOCH BOARD OF TRUSTEES COMMITTEE OF THE WHOLE Municipal Building: 874 Main Street, Antioch, IL May 22, 2019

I. CALL TO ORDER

Mayor Hanson called the May 22, 2019 Committee of the Whole meeting of the Board of Trustees to order at 7:21 pm in the Municipal Building: 874 Main Street, Antioch, IL.

II. PLEDGE OF ALLEGIANCE

The Mayor and Board of Trustees led the Pledge of Allegiance.

III. ROLL CALL

Roll call indicated the following Trustees were present: Pierce, Macek, Yost, Dominiak, Poulos and Johnson. Also present were Mayor Hanson, Attorney Long, Administrator Keim and Clerk Romine.

IV. ABSENT TRUSTEES WISHING TO ATTEND REMOTELY

There were no absent trustees wishing to attend remotely.

V. Approval of the April 24, 2019 Committee of the Whole Meeting Minutes as presented

Trustee Macek moved, seconded by Trustee Johnson, to approve the April 24, 2019 Committee of the Whole Meeting minutes as presented. Upon roll call, the vote was:

YES: 5: Pierce, Macek, Dominiak, Poulos and Johnson.

NO: 0.

ABSTAIN: 1: Yost.

ABSENT: 0.

THE MOTION CARRIED.

VI. REGULAR BUSINESS

1. Taylors on Toft Liquor License Request – Mayor Hanson invited the applicant to present their request for a liquor license at the former Rugan's establishment. Mr. Bryan Shaugnessy, realtor for the applicant, discussed the Taylor's business experience and business plan for the establishment which will include a limited menu, full service restaurant liquor license and live music. Ms. Taylor said they are looking to open something similar to what was there previously and discussed their business plan.

Trustee Pierce confirmed that it would be basically the same concept as Rugan's. Ms. Taylor replied that it would be basically the same. She said she needs to get in the kitchen to see the existing equipment to understand what they may be able to produce. He asked who would be managing the business. Ms. Taylor replied that she would with her son (also a partner) as a backup. Trustee Pierce asked if the menu would be microwaved. She said it would be more organic/farm-to-table menu items. Trustee Macek discussed the prior ambience of Rugan's, and looks forward to continuing the same type of business. Trustee Dominiak asked how they were unable to know about the equipment in the kitchen if they were buying the business. Mr. Shaugnessy said that they have only been in the building twice and haven't been able to confirm what is listed on the equipment list. She asked what the expansion would include. Ms. Taylor said some appetizers and sandwiches/paninis. Trustee Dominiak asked to confirm that there were no plans for video gaming. Ms. Taylor replied that there are no plans for video gaming, but they may replace some of the couches with more tables for dining. Trustee Poulos said from what he understands there is not much more to the existing kitchen than what is currently in video gaming cafes. In the past the board has asked for upgrades to the kitchen from other requestors in order to make sure it's not just a video gaming café. In looking at what the board has asked other applicants to do, he asked if the board should consider making this request of the current applicant. Trustee Dominiak asked if they would be able to come back with the expanded menu after they see the kitchen. The applicant will provide a more certain idea of what the expanded menu may be before the

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ordinance is considered by the village board. This item will be placed on the June 10 village board agenda for consideration.

2. Mayors Caucus Housing Study – CMAP Presentation – Director Garrigan discussed the recent opportunity to work with the Mayors Caucus and CMAP for a housing analysis provided through grant funds. He introduced Ms. Nancy Firfer and members of CMAP to present their findings and analysis.

Ms. Firfer introduced the team and provided an overview of their findings. Mr. Jonathan Burch discussed the project “Homes for a Changing Region”, the approach, process used to collect data, and the results of that data. He discussed housing trends including demographics, populations, the changing market and what developers are seeking. Mr. Burch provided an overview of the baseline data.

Those present discussed the rental registration program used in Round Lake Park and its potential in Antioch. Trustee Dominiak said it's a social justice issue, and a rental ordinance would go a long way to help protect residents and tenants in this town. Trustee Poulos expressed concern that the cost to repair the building and bring it up to standards would create an increase in rent, and the current tenants would not be able to afford living there anymore. Trustee Yost asked if there was any data that would show how those programs have impacted rent. Ms. Firfer said that she could invite other communities to present their findings on implementing the projects.

The discussion regarding rental properties will be presented at future meetings.

Mr. Burch discussed the aging community in Antioch, and how the Village may help residents access county and state programs. Trustee Yost asked about outreach programs for seniors and best practices. Mr. Burch said word of mouth and the communities actively engaged with their seniors are the most effective communications in their experience. Those present further discussed intergenerational housing and other solutions for seniors.

Trustee Dominiak thanked Director Garrigan for bringing this group and recommendations forward.

3. Discussion regarding Anita Self Storage review of petition for site plan and variance – Director Garrigan reviewed the previous request from the applicant which was denied, and the applicant's request for an additional reconsideration. The property is zoned commercial, and the use is allowed, but what is to be considered by the board is the request for a variance. The board also raised previous concerns regarding access. Attorney Gamrath, representing the applicant, discussed his client's request for feedback and direction from the Village Board. He addressed two previous concerns raised by the board and neighboring property owners including traffic and screening.

In addressing the traffic concern, Attorney Gamrath discussed traffic patterns at the existing facility and provided a trip generation study. He stated that the anticipated trip for the proposed use would be less than 1. He added that out of every M-1 use listed, this is the least offensive permitted use for the property. Trustee Poulos said the size of the road and its ability to handle that type of vehicle is more of an issue than the amount of traffic which will be generated. He said instead of inconveniencing the property owner to provide access from Anita, the applicant will be inconveniencing all of the residents on Drom. Attorney Gamrath said there are already similar vehicles traveling on Drom and on the neighboring Dwight Court.

Trustee Macek left at 8:43 pm.

Those present discussed access to the properties and potential roadway improvements.

Attorney Gamrath added that traffic did not require a variance, however he knew that was a previous issue and wanted to address it. He further discussed screening and the request for a variance on the current screening requirement. He presented a new proposed screening plan, and said the parking lot has been

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pulled back an additional 10 feet, and the increased setback now aligns with the property to the north. He explained the absence of screening to the west and the south based on the heavily wooded area and no potential for future development. Director Garrigan said the proposed screening is a compromise, and would block the initial view, and view from residences along Drom. Staff does not recommend this be remanded back to the Planning and Zoning Board and is supportive of the compromise. Since this is a request for reconsideration, and not a new petition, this would not have to go back to the Planning and Zoning Board. Attorney Long agreed, and stated that they asked the applicant to notice the neighbors with this reconsideration.

Ms. Jessica Roe, 639 Drom Ct., expressed concern with traffic on the road, and said they are not concerned with screening. Trustees and Director Garrigan discussed the proposed parking plan with Triple Play who is planning to incorporate full parking on the sides of the building. Trustee Poulos said that he will not support this unless there is a way to create access off of Anita, or if the parking and road issue could be dealt with. Trustee Dominiak discussed public safety issues and the possible implementation of prohibited parking on that roadway in order to allow access of emergency vehicles. Ms. Sally Koss, Drom court resident, discussed the current condition of the road, and its ability to maintain current traffic.

Trustee Poulos asked Administrator Keim about the potential for engineering issues related to access. Administrator Keim discussed options, potential concerns and increased costs associated with those options. He believes traffic will be fairly light; similar to a garbage truck. Trustee Pierce commented that the Village has responsibilities to maintain the road, and provide adequate signage, which may help alleviate neighbor concerns.

Mr. Ken Koss, Drom Ct resident, commented on traffic, presence of children, safety, emergency vehicle access, affected utilities from increasing the roadway, and stormwater management. He pled with the board to consider an alternative access for the business.

Mr. Max Davenport, Drom Ct resident, discussed safety, size of the road and traffic concerns. He expressed concern regarding stormwater and runoff issues for the nearby wetlands. Trustees asked staff to work with the applicant on some kind of solution for access off of Anita.

Trustee Dominiak commented on issues brought up including parking on the street, signage, speeding enforcement and property maintenance on the site. Director Garrigan said there is currently a code enforcement action pending before adjudication court. Trustee Dominiak would like to see compliance on that issue before this request is considered. Attorney Gamrath discussed the number of permitted uses in an M-1 district, and how they would more negatively impact the residents on Drom Ct.

4. Ordinance Amendments – Section 1-4 and 1-8 – Those present agreed to place this item on the next Village Board agenda for consideration.

VII. OTHER BUSINESS

Mayor Hanson discussed the liquor license at Lucky Bernie's and their sale of alcohol other than what is allowed per their license. He advised that the applicant will be coming back to the Village Board at the June 10 meeting to request a full service restaurant license.

Trustee Dominiak discussed a resolution approved by Buffalo Grove regarding the speed at which the state is moving forward with legalizing marijuana. She asked that the board consider passing similar resolutions.

VIII. EXECUTIVE SESSION – Personnel and Pending Litigation, Lease of Village Property, Collective Bargaining – property - The Mayor and Board of Trustees did not go into executive session.

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IX. ADJOURNMENT

There being no further discussion, the Village Board of Trustees Committee of the Whole meeting adjourned at 9:38 pm.

Respectfully submitted,

Lori K. Romine, RMC/CMC
Village Clerk