

APPROVED MINUTES

**VILLAGE OF ANTIOCH
BOARD OF TRUSTEES
COMMITTEE OF THE WHOLE
Municipal Building: 874 Main Street, Antioch, IL
December 4, 2019**

I. CALL TO ORDER

Mayor Hanson called the December 4, 2019 Committee of the Whole meeting of the Board of Trustees to order at 7:00 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, Dominiak, Poulos and Johnson. Also present were Mayor Hanson, Attorney Long, Administrator Keim and Clerk Romine. Absent: Trustee Yost.

IV. ABSENT TRUSTEES WISHING TO ATTEND REMOTELY

There were no absent trustees wishing to attend remotely.

V. Approval of the October 23, 2019 Special Meeting Minutes as presented - Trustee Macek moved, seconded by Trustee Pierce, to approve the October 23, 2019 Special Meeting minutes as presented. Upon roll call, the vote was:

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

NO: 0.

ABSENT: 1: Yost.

THE MOTION CARRIED.

VI. REGULAR BUSINESS

1. Draft Zoning Ordinance – Director Garrigan reviewed the draft zoning ordinance recommended by the combined Planning and Zoning Board. After the process is completed, a new zoning map will be presented to the Village Board for approval. Director Garrigan outlined the organization of the draft zoning ordinances, and highlighted the major changes from the existing code. The existing ordinance has 16 zoning classifications, and will be consolidated down to 13 districts with the proposed zoning ordinance. Director Garrigan stated he was careful not to down-zone any existing district, in effect taking away their rights. He explained that higher density classifications will be eliminated from the existing code, and introduced new zoning sections. He discussed the review process of the new zoning code which included discussion at the Planning and Zoning Board level and public comment on the village website.

Director Garrigan reviewed the proposed text of the ordinance including identified powers of the Community Development Director and Zoning Board of Appeals, which is the same board as Planning and Zoning. He continued to review findings for re-zonings, special use consolidation, processes, and provided an overview of regulations and uses within each zone. Those present discussed specific allowed zoning uses and definitions included in the ordinance. They further discussed minimum lot size requirements in estate zoning districts and the consensus was to keep the lot sizes at 12,000 square feet, and 9,000 square feet for R-2 zoning. Trustees discussed current and future market trends for single and multi-family dwellings.

Director Garrigan discussed retail outdoor storage, and asked for board input on the proposed language which allows outdoor storage with a permit from the Village, within 5-feet of the building, and prohibits placing merchandise in the right-of-way. Language may be included to allow merchandise not in the

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right-of-way during special events and during business hours. He further discussed outdoor storage screening requirements.

Director Garrigan reviewed fencing requirements, including location, height and opacity requirements. Unless it's a TND project, fences will not be allowed in front yards. Corner side yard fences will be allowed, but cannot be higher than 4-feet. A discussion regarding commercial fencing followed.

Parking requirements were reviewed, as well as vehicle maintenance, parking in front yards, a potential limit to the number of vehicles which can be parked in a particular location, and inoperable vs. unlicensed vehicles in residential areas. Commercial guidelines and access points were further outlined in the proposed code as well as downtown parking districts. The proposed ordinance includes parking requirements for schools, which was absent from the existing code. Minimum standards are set, but subject to site plan review approval by the Village Board.

Cargo containers are regulated for the first time in the proposed code. Trustees discussed temporary storage containers such as PODS and the length of time those should be allowed.

Outdoor dining requirements are included in the proposed code for the first time as well as home occupation regulations.

During review of bed & breakfast requirements, the board discussed the potential impact of Airbnb homes, and the potential to regulate those rental agreements. Those present agreed to prohibit short term rentals. They further discussed adult uses and where they may be zoned. Model home regulations, general PUD parameters, design standards and other amendments to the code were also reviewed.

Director Garrigan discussed the potential for a historic preservation ordinance and creation of a commission which would allow some private property owners to landmark their properties for tax benefits. No property may be landmarked without the owner's consent. Board members agreed to compensate members of the Historical Preservation Commission for their attendance at meetings. Ultimate decisions are made by the board based on recommendations by the preservation commission.

Attorney Long reviewed the cannabis portion of the zoning ordinance based on recommendations made by the Planning and Zoning Board. Businesses may be sited based on a vote by the village board. There are various categories of licensees as defined by the State of Illinois. The board considered each of the uses and discussed licensing procedures and state vs. local controls. The zoning ordinance may limit the number of licenses available.

Trustee Dominiak suggested the board consider zoning and allowing a certain number of dispensaries and consider other business uses at a later date. Attorney Long believes that due to the limited number of licenses currently available, if they are not sited now, the licenses will be gone and unavailable. Trustee Pierce believes a potential business owner may approach the board at a later date if additional licenses become available. Trustees discussed potential locations for a dispensary which would be a special use in B-1, B-3 and M-1 according to Director Garrigan. Infusers are limited to industrial, M-1 and M-2 as well as craft growers. None of the locations identified for recreational sales will accommodate the other uses. Staff will do their best to get a response from neighbors in the industrial park to see if they are amenable to this type of business.

Trustees discussed hours of operation and placing a limit on the number of dispensaries, distances from specific occupancies, restrictions on residential locations and screening requirements. Attorney Long relayed that Chief Huffman suggested the dispensary be in a stand alone building rather than a strip mall or other multi-tenancy building.

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It was the consensus of those present to have a special meeting once the ordinances, maps, and neighbor input are obtained.

VII. OTHER BUSINESS

Trustees discussed the Christmas parade and Santa visits afterwards. They suggested having a discussion when the Chamber asks for approval for their events.

Trustee Pierce discussed leaf burning discussions held in the county, and would like the board to pass a resolution to protect the Village of Antioch and its residents.

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.

IX. ADJOURNMENT

There being no further discussion, the Village Board of Trustees Committee of the Whole meeting adjourned at 10:54 pm.

Respectfully submitted,

Lori K. Romine, RMC/CMC
Village Clerk