

APPROVED MINUTES

**VILLAGE OF ANTIOCH
PLANNING AND ZONING BOARD – REGULAR MEETING
Municipal Building: 874 Main Street, Antioch, IL 60002
May 1, 2024**

A. CALL TO ORDER

Chairwoman Henning called the May 1, 2024 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 Commissioners were present: Sanfilippo, McCarty, Carstensen, Madigan, and Turner. Also present were Chairwoman Henning, Community Development Director Garrigan, Attorney Vasselli and Recording Secretary Thiel.

D. ANNOUNCEMENTS AND CORRESPONDENCE

Director Garrigan gave a brief update on the Marketplace annexation and final plat, the proposed EMB sign for the Fire Department Station 1, and the variance for the EMB sign at the high school.

E. APPROVAL OF THE MARCH 6, 2024 AND APRIL 3, 2024 PLANNING & ZONING BOARD MEETING MINUTES AS PRESENTED

Commissioner McCarty moved, seconded by Commissioner Sanfilippo, to approve the March 6, 2024 and April 3, 2024 Planning and Zoning Board meeting minutes as presented.

Upon roll call, the vote was:

YES: 4: Sanfilippo, McCarty, Turner, and Henning.

NO: 0.

ABSTAIN: 2: Carstensen and Madigan.

THE MOTION CARRIED.

F. PUBLIC COMMENT

There was no public comment prior to the public hearings.

Chairwoman Henning acknowledged and thanked former Commissioner Steve Ryan for his time serving on the commission.

G. OLD BUSINESS

1. PZB 24-04 – Request for a Special Use for a Drive-Thru for a Starbucks to be Located at 1051 IL Route 59; PIN 02-07-408-006 (seeking a continuance to the June 5, 2024 PZB Meeting)

Director Garrigan stated this was a public hearing. He advised the board that the applicant has requested a continuance to the June 5, 2024 PZB meeting. Staff has not received proposed elevations from the developer.

Commissioner Madigan moved, seconded by Commissioner Turner, to continue PZB 24-04 to the June 5, 2024 PZB meeting.

Upon roll call, the vote was:

YES: 6: Sanfilippo, McCarty, Carstensen, Madigan, Turner, and Henning.

NO: 0.

THE MOTION CARRIED.

H. NEW BUSINESS

APPROVED MINUTES

1. PZB 24-05 – Consideration of a Variance and Special Use for the Operation of a Cannabis Dispensary at the Property Commonly Known as 417 E IL Route 173, Suites 106 & 107; PIN 02-16-201-002

Director Garrigan stated this was a public hearing. He reminded the board that a different applicant previously applied and was approved for a variance and special use for a cannabis dispensary at the same location. He provided a brief overview of the subject property and surrounding properties. Director Garrigan reviewed the findings of fact for the special use. He explained there is no basis to indicate a cannabis dispensary occupying the 2,400 square feet of space in the retail center will have any negative impact on adjacent properties or businesses nor impede the trend of development. Staff believes there is ample parking on site to accommodate a proposed dispensary. The applicant does not intend to have a lounge or consumption on the premises. Director Garrigan proceeded to explain that a variance is being requested because the subject property is located less than 1,000 feet from an existing daycare. The proposed dispensary and existing daycare facility will be separated by Route 173, Aldi's, numerous outlots along Route 173 and large parking areas. He gave a brief review of the findings of fact. He advised that staff recommends approval of both the special use and variance with the stipulations outlined in the staff report.

Attorney Vasselli administered the oath to those wishing to testify.

Craig Krandel, attorney for the applicant (JG IL LLC), introduced himself and Mitchell Zoveduk with JG IL LLC.

Commissioner Sanfilippo inquired about the operating hours and traffic. Mr. Zoveduk stated that business hours are typically 9:00 am to 7:00 pm, but is willing to work with the Village if they are going to have restrictions on the hours. He said they have a dispensary in Palatine that has an average of 100 customers per day.

Commissioner Sanfilippo asked if any concerns have been raised by the daycare. Director Garrigan stated staff has not received any complaints or concerns from the daycare.

Commissioner McCarty asked about security. Mr. Zoveduk stated they have not experienced any major security issues at any of their other locations. He provided a brief explanation of their typical security standards at their other locations.

Commissioner Turner inquired about the number of dispensary licenses. Director Garrigan explained that there are currently two approved licenses but staff is working with the Village's attorney to formally rescind one of the licenses that will not be used by the original applicant. That will open up a license for JG IL LLC.

Commissioner Turner asked that the applicant confirm there will be no intentions to have a lounge, liquor license or gaming license. Mr. Krandel confirmed Commissioner Turner's statement.

Commissioner Madigan moved, seconded by Commissioner McCarty, to recommend approval of the Variance for PZB 24-05 allowing JG IL LLC to operate a cannabis dispensary less than 1,000 feet from an existing daycare facility.

Upon roll call, the vote was:

YES: 6: Sanfilippo, McCarty, Carstensen, Madigan, Turner, and Henning.

NO: 0.

THE MOTION CARRIED.

Commissioner Madigan moved, seconded by Commissioner Sanfilippo, to recommend approval of the Special Use for PZB 24-05 allowing JG IL LLC to operate a cannabis dispensary with the following stipulations:

1. Complying with any requirements of the Village Engineer,
2. Complying with any requirements from the Antioch Fire Protection District.

Upon roll call, the vote was:

YES: 6: Sanfilippo, McCarty, Carstensen, Madigan, Turner, and Henning.

NO: 0.

THE MOTION CARRIED.

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I. ADJOURNMENT

There being no further discussion, the Planning and Zoning Board regular meeting adjourned at 7:29 pm.

Respectfully submitted,

Rachel Thiel
Recording Secretary