

**APPROVED MINUTES**  
**VILLAGE OF ANTIOCH**  
**PLANNING & ZONING BOARD, REGULAR MEETING**  
**Municipal Building: 874 Main Street, Antioch, IL**  
**November 14, 2019**

**OPEN MEETING**

Chairwoman Ralston called the November 14, 2019 Planning & Zoning Board meeting to order at 7:01 PM in the Municipal Building: 874 Main Street, Antioch, IL.

**PLEDGE OF ALLEGIANCE**

Chairwoman Ralston and the Planning & Zoning Board led the Pledge of Allegiance.

**ROLL CALL**

Roll call indicated the following members were present: Henning, Ryan, McCarty, Sanfilippo, Gartner, Carstensen and Ralston. Also present were Director of Community Development Michael Garrigan, Attorney Robert Long and Secretary Slazes.

**ANNOUNCEMENTS AND CORRESPONDENCE**

None.

**MEETING MINUTES**

**Approval of the October 10, 2019 Planning and Zoning Board Meeting minutes as presented.**

Member Henning moved, seconded by member Ryan, to approve the October 10, 2019 Planning and Zoning Board meeting minutes as presented.

Upon roll call the vote was:

**YES: 6:** Henning, Ryan, McCarty, Sanfilippo, Gartner and Carstensen.

**NO: 0:**

**ABSTAIN: 0:**

**ABSENT: 0:**

**THE MOTION CARRIED.**

**OLD BUSINESS**

**a) PZB 17-21 – Comprehensive Zoning Ordinance Update.**

Secretary Slazes administered the oath to those wishing to testify. Director Garrigan explained that the State of Illinois is legalizing recreational use of cannabis as of January 1, 2020 and this hearing will address the zoning. He explained that Attorney Long has a power point presentation prepared. Attorney Long stated he had the opportunity to speak with several State Representatives. He said we must modify our ordinances and no longer prohibit people from using marijuana. The other thing we must do is the expungement of records of people charged with possession of small amounts of cannabis. He said you cannot regulate the sale of cannabis, you cannot prohibit the use of cannabis of people in their own homes, but you can prohibit it in parks and on sidewalks. There is a limited number of licenses available for growers and distributors. The Village has the opportunity to adopt a 3% sales tax on cannabis which he recommends having in place. There are six different licensing categories available at the state level: dispensaries, cultivation, craft grower, processor, diffuser and transport. The statute says municipalities have the power to ban or allow the presence of these businesses. If allowed, a municipality can put it in specific zoning districts and specific special uses. Any cannabis use requires a Special Use Permit that must be approved by the PZB and Village Board.

State Law requires at least 1,500 feet between dispensaries. State Law also requires 1,000-foot buffers for signs and advertising from schools, daycares, parks, libraries and other recreational facilities. State Law allows the Village to create additional buffers from other sensitive areas.

Member Gartner asked about on-site consumption and he was surprised to see it in the ordinance draft. Attorney Long said he thought he'd taken that out, but that it can be stricken. Member McCarty asked if there is any recourse in revoking a special use for selling to an underage person. Attorney Long said that could be added. Member Henning said that she would like to see verbiage regarding places of worship. Attorney Long said that could be added.

Mr. Adam Sax of District 34 at 964 Spafford said he is not in favor of allowing cannabis related businesses. Mr. Donald Skidmore, Antioch resident, said he is not in favor either and would like to delay the zoning for 2 or 3 years. Ms. Angela Vitacco, Antioch resident, said she is in favor of allowing these businesses.

Member Gartner said he would like the Business Park (BP) included in the zoning.

**\*\*Recess at 8:50pm\*\***

**\*\*Return to PZB 17-21 at 9:03 pm\*\***

Member Henning asked if we can limit the number of dispensaries to one. Attorney Long asked what the consensus is. Member Gartner said his concern is location. Member Ryan agreed. Member Sanfilippo asked if all are in agreement regarding the zoning being M-1 and M-2 for infusion, cultivation, craft growers, processor and transportation, and B-1 and B-3 for dispensaries. Member McCarty asked which zoning is more restrictive. Director Garrigan answered M-1.

## APPROVED MINUTES

Member McCarty moved, seconded by member Sanfilippo, to approve PZB 17-21 Comprehensive Zoning Update Section 10, Chapter 17, with the stipulation that craft grower, infusion, cultivation, processor and transportation be located in M-1 and M-2 zoning, and B-1, B-3 and M-1 zoning for dispensaries without a limit on the number of dispensaries.

Upon roll call the vote was:

**YES: 4:** Ryan, McCarty, Sanfilippo and Carstensen.

**NO: 2:** Henning and Gartner.

**ABSTAIN: 0:**

**ABSENT: 0:**

**THE MOTION CARRIED.**

Member Ryan moved, seconded by member Carstensen, to approve PZB 17-21 Comprehensive Zoning Update.

Upon roll call the vote was:

**YES: 6:** Henning, Ryan, McCarty, Sanfilippo, Gartner and Carstensen.

**NO: 0:**

**ABSTAIN: 0:**

**ABSENT: 0:**

**THE MOTION CARRIED.**

### **NEW BUSINESS**

- a) **PZB 19-12 – Request for a Special Use for an Electronic Message Board sign located at 848 Main Street – United Methodist Church.**
- b) **PZB 19-13 – Request for a Special Use for an Electronic Message Board sign located at 817 Main Street – School District #34.**
- c) **PZB 19-14 – Request for a Special Use for an Electronic Message Board sign located at 757 Main Street – Antioch District Library.**

These three items will be continued to the December 12, 2019 meeting.

- d) **PZB 19-11 – Site Plan Review for Dharni Gas & Food located at 830 Main Street.**

Director Garrigan stated the applicant is coming before the board for an approximately 1,900 square foot addition. The access points shall remain and with the addition, the applicant will have adequate parking. He is proposing to use CMU block on the back and both sides, but that is not allowed on the façade per ordinance. The applicant is proposing EIFS with a veneer of brick and a wainscot of stone and a standing seam metal roof. Staff is requesting this item be continued to the December 12, 2019 meeting to provide the applicant with the opportunity to address the architectural issues.

Secretary Slazes administered the oath to those wishing to testify. Mr. Erik Erickson, the applicant's architect, said they want to do a good job and this addition is a positive thing for the town. Member Henning asked about the north side and if it is visible from Main Street. Mr. Erickson stated there is a thick landscaping buffer on the north, so it is not visible from Main Street. Member Gartner asked if he has a color in mind for the roof. Mr. Erickson said not at this time. Member McCarty said he believes we're looking for more articulation on the façade and the south side.

Member Sanfilippo moved, seconded by member Ryan, to continue PZB 19-11 Site Plan Review for Dharni Gas & Food located at 830 Main Street to the December 12, 2019 meeting.

Upon roll call the vote was:

**YES: 6:** Henning, Ryan, McCarty, Sanfilippo, Gartner and Carstensen.

**NO: 0:**

**ABSTAIN: 0:**

**ABSENT: 0:**

**THE MOTION CARRIED.**

### **ADJOURNMENT**

There being no further discussion, member Sanfilippo moved, seconded by member McCarty, to adjourn the regular meeting of the Planning & Zoning Board at 9:23 p.m.

Respectfully submitted,

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Nancy M. Slazes  
PZB Secretary