

# APPROVED MINUTES

## VILLAGE OF ANTIOCH PLANNING AND ZONING BOARD – REGULAR MEETING Municipal Building: 874 Main Street, Antioch, IL 60002 February 1, 2023

### **A. CALL TO ORDER**

Chairwoman Henning called the February 1, 2023 regular meeting of the Planning and Zoning Board to order at 7:02 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, Attorney Vasselli and Clerk Romine. Absent: Commissioner Ryan.

*\*indicates attendance via Zoom*

### **D. ANNOUNCEMENTS AND CORRESPONDENCE**

There were no objections to Commissioner Carstensen attending via Zoom.

### **E. APPROVAL OF THE JANUARY 4, 2023 PLANNING & ZONING BOARD MEETING MINUTES AS PRESENTED**

- Commissioner McCarty moved, seconded by Commissioner Sanfilippo, to approve the January 4, 2023 Planning and Zoning Board meeting minutes as presented.

Upon roll call, the vote was:

**YES: 5:** Sanfilippo, McCarty, Carstensen, Madigan and Turner.

**NO: 0.**

**ABSENT: 1:** Ryan

**ABSTAIN: 1:** Henning.

**THE MOTION CARRIED.**

### **F. PUBLIC COMMENT**

There was no public comment prior to the public hearings.

### **G. OLD BUSINESS**

**1. PZB 22-08 – Consideration of a request for a Special Use for the operation of a Cannabis Dispensary at the property commonly known as 510 Main Street upon the petition of 280 E Antioch LLC; PIN 02-05-305-063** – Director Garrigan presented the request for a special use for a cannabis dispensary at 510 Main Street. He provided a context of the property including the surrounding areas and their zoning. He discussed the findings of adjacent properties, stating that there is no evidence this use would have any negative impact to adjacent properties. Staff believes there is sufficient landscaping to limit the impact to neighboring property. He reviewed the existing building which has been vacant for a number of years. Director Garrigan explained that before a special use can be supported, it must not impede the orderly development of adjacent properties. He indicated that Industrial and limited commercial uses are the general characteristics of the area. Director Garrigan presented the site plan, which proposed 45 parking spaces, including 2 handicapped parking spaces, and an existing access point east-facing Main Street. He discussed parking at other nearby dispensaries, and said staff believes the proposed parking is analogous to other cannabis dispensaries in the area. He further discussed dispensaries recently approved in other communities near Antioch which are in the process of beginning construction. He discussed lighting standards located on the Southern perimeter and oriented away from adjacent property. He stated that the applicant is also required to provide final photometrics and final engineering. He stated that there were no major modifications proposed to the existing façade along Main Street. Staff believes the proposed use is consistent with the corridor and

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comprehensive plan and that the applicant has complied with the required findings of fact for a special use, and therefore staff recommends approval of this request with the 4 stipulations as outlined in the staff report.

Attorney Vasselli administered the oath to those wishing to testify.

Commissioner Sanfilippo asked if there were plans for the existing buildings on the property. Mr. Jeffrey Scales, petitioner, responded that there are no plans for the other buildings at this time, and they are just focusing on the main building. After approvals, they will determine what buildings need to be saved or cleared out. Mr. Scales discussed the proposed new wood fence, leaving the front open and the current side to the railroad open.

Commissioner McCarty asked Director Garrigan if this would come back for façade improvements or any building changes. Director Garrigan said the applicant has not identified any major proposed changes to the façade, other than a proposed ADA ramp. Commissioner McCarty asked if photometrics would come back to the Planning and Zoning Board and Director Garrigan responded that is part of preliminary engineering.

Commissioner Carstensen said based on staff's review and the findings, she is in support of the special use with the photometrics and additional landscaping to be provided.

Commissioner Madigan asked if there was a fence along the north side. Mr. Scales replied that is correct. She asked if the cannabis ordinance has any fencing requirements, to which Director Garrigan replied no. Commissioner Madigan asked if the applicant is expecting to add consumption at any point. The applicant stated he is not asking for consumption at this point.

Commissioner Turner discussed using 3,500 square feet for the use, and asked what the additional space would be used for. Mr. Scales responded that it could be used for a lounge in the future, and the parking would accommodate that with the possibility to extend. Commissioner Turner commented on the sales to Wisconsin residents. Mr. Scales said Winthrop Harbor and Richmond will be open with lounges before this one is open, and that will reduce the number of visitors to other facilities. Commissioner Turner stated he would like to see photometrics and any other building changes. Mr. Scales said one of their biggest hurdles at this point is ADA compliance. He said they pride themselves on being top notch, and don't want to look like a corner liquor store. He indicated that they will do what looks best for the building without scarring it, and what works best for neighbors and community as a whole. Mr. Scales said they are seeking approvals to move onto those next steps.

Director Garrigan added that the Village has qualified staff that has reviewed hundreds of photometric plans, but if the Planning and Zoning Board wants the chance to review them outside of administrative review, that's their prerogative. Mr. Scales said they need to get the process going and move forward to see if it's worth pursuing. Chairwoman Henning said she would direct back to staff for photometrics and has full confidence in their ability.

Commissioner McCarty commented on the façade, and would like to have input on that, and doesn't have any issues with staff reviewing photometrics.

Director Garrigan said the Board can make a recommendation on the Special Use, which will go to the Village Board for approval, and then come back for site plan review if that is the wishes of the Board. Mr. Scales is comfortable coming back after approval with site plan and façade changes.

Commissioner Madigan asked the proposed hours of operation. Mr. Scales responded that they are set by state statute.

Attorney Vasselli clarified that the Planning and Zoning Board is not an approving board, but a recommending body to the corporate authority. He asked if members of the audience had any comments at this time.

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Mr. Dan Stanton, neighboring property owner, expressed concern with the vacant lot, and asked if there were plans for expansion in the future. Mr. Scales said there are no plans for that lot, and they have more than sufficient room in the existing 2 acres and their boundaries.

Mr. Bruce Lindstrom, Main Street resident, asked if anyone has done studies on what this does to traffic flow on Route 83. He is concerned with foot traffic, and additional traffic. Mr. Scales said they are a typical retail location and have not done any studies but don't expect increased traffic beyond retail use. He added that he doesn't expect foot traffic either.

Commissioner Sanfilippo moved, seconded by Commissioner McCarty, to Approve the request for a Special Use for the operation of a Cannabis Dispensary at the property commonly known as 510 Main Street upon the Petition of 280 E Antioch LLC with the following conditions:

1. Compliance with the requirements of the Antioch Fire Protection District.
2. Compliance with the requirements of the Village Engineer.
3. That the applicant come back for a subsequent Site Plan Review if more than 25% façade improvements.
4. That the applicant adds four shade trees along Main Street along with the required shrubs or shrub equivalents.

The applicant agreed to the proposed changes.

Upon roll call, the vote was:

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

**NO: 0.**

**ABSENT: 1:** Ryan.

**THE MOTION CARRIED.**

## **H. NEW BUSINESS**

None.

## **IX. ADJOURNMENT**

There being no further discussion, the Planning and Zoning Board regular meeting adjourned 7:56 pm.

Respectfully submitted,

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Lori K. Romine, RMC/CMC  
Village Clerk