

APPROVED MINUTES

VILLAGE OF ANTIOCH PLANNING AND ZONING BOARD – REGULAR MEETING Municipal Building: 874 Main Street, Antioch, IL 60002 June 5, 2024

A. CALL TO ORDER

Secretary Thiel called the June 5, 2024 regular meeting of the Planning and Zoning Board to order at 7:05 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 Community Development Director Garrigan*, Attorney Vasselli and Recording Secretary Thiel. Absent: Chairwoman Henning.

**indicates attendance via Zoom.*

Commissioner Madigan moved, seconded by Commissioner Sanfilippo, to appoint Commissioner McCarty as acting chair for the meeting.

Upon roll call, the vote was:

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

NO: 0.

ABSENT: 1: Henning.

THE MOTION CARRIED.

D. ANNOUNCEMENTS AND CORRESPONDENCE

None.

E. APPROVAL OF THE MAY 1, 2024 PLANNING & ZONING BOARD MEETING MINUTES AS PRESENTED

Commissioner Turner moved, seconded by Commissioner Sanfilippo, to approve the May 1, 2024 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: Henning.

THE MOTION CARRIED.

F. PUBLIC COMMENT

There was no public comment prior to the public hearings.

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 (*continued from the May 1, 2024 PZB Meeting*)

Director Garrigan stated this was a continuation of a public hearing. He explained that the application is for an approximately 2,500 square foot Starbucks and a Special Use is being requested by the applicant for a drive thru. He further provided an overview of the existing buildings located at the Routes 59 and 173 development. The Starbucks facility will occupy Lot 4 of the development and there is nothing to indicate that it would not be consistent with existing uses or the trend of development. The applicant is proposing to use the existing Route 59 access at the Ace Hardware site and there will be no access from Hillside Avenue. Director Garrigan further provided detail regarding parking. He explained that there will not be a bypass lane and the applicant is proposing a 12-foot-wide drive-thru lane, which is consistent with other Starbucks locations. Director Garrigan gave a brief overview of the proposed architectural

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elements and materials of the building. He added that staff will continue to work with the applicant on some additional details and modifications. The applicant will also be required to paint all meters facing Route 59 an earthtone color to match the brick. He continued that the applicant has submitted a robust landscape plan which includes a 25-foot landscape buffer along Route 59 and a 10-foot landscape buffer along Hillside Avenue. Director Garrigan stated a photometric plan has been submitted by the applicant and is in accordance with the Village's ordinance. The applicant has not yet submitted a lighting standard design and staff asks that it be submitted, and subject to staff's review and approval. He further advised that the applicant will not be required to provide a stormwater plan because there is already an existing stormwater retention pond that was designed to accommodate all four lots within the development. Director Garrigan explained that the applicant has submitted preliminary engineering and continues to work on the final engineering plan. Staff recommends approval of both the Special Use and Site Plan Review with the stipulations outlined in the staff report.

Commissioner Sanfilippo asked if there is anything that could be done on the south elevation to add more interest. Director Garrigan explained that there are some architectural elements that could be incorporated to break up the brick EIFS, such as brick pilasters to the roofline. He added that the proposed design is standard of other Starbucks buildings.

Commissioner Madigan commended the proposed landscape plan, but she asked if staff considered if the trees would block the line of sight. Director Garrigan stated that there should be no sightline issues.

Commissioner Turner asked for confirmation on the flow of traffic with the drive thru.

Secretary Thiel administered the oath to those wishing to testify.

Director Garrigan reiterated that there will be no bypass lane, nor is one required. He added that this is a standard Starbucks design.

Scott McLinden, with Hubbard Street Group, advised that they were formerly Centrum and the original developer of the subject development site. He explained that the proposed site plan submitted by the applicant is typical of Starbucks and about 70% of their sales are drive thru.

Commissioner Turner asked for clarification on the size of the drive thru. He further inquired whether there has been any discussion of adding an access point on Hillside Avenue. Director Garrigan stated the development does have multiple access points so there has not been discussion about adding one to Hillside Avenue.

Commissioner Sanfilippo expressed concern about the proposed landscaping along the south elevation would be enough of a buffer for the residents located to the south of the development. Director Garrigan stated that there is existing landscaping along the retention pond area that also needs to be considered. Additionally, there is another vacant commercial outlot located to the south of the proposed site. Commissioner Sanfilippo asked if there has been a traffic study done. Director Garrigan answered that a traffic study is not typically required for a single use. Commissioner Sanfilippo asked how drive-thru overflow will look. Mr. McLinden explained that the drive-thru will allow for approximately twelve vehicles and there is enough area that extends into the parking lot to allow for overflow.

Commissioner Madigan moved, seconded by Commissioner Sanfilippo, to recommend approval of the Special Use for PZB 24-04 with the following stipulations:

1. Compliance with the recommendations of the Antioch Fire Protection District,
2. Compliance with recommendations of the Village Engineer.

Upon roll call, the vote was:

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

NO: 0.

ABSENT: 1: Henning.

THE MOTION CARRIED.

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Commissioner Madigan moved, seconded by Commissioner Turner, to recommend approval of the Site Plan Review Ordinance for PZB 24-04 with the following stipulations:

1. Compliance with the recommendations of the Antioch Fire Protection District,
2. Compliance with recommendations of the Village Engineer,
3. Modifications to the proposed elevations as per Staff's recommendations,
4. Submittal of lighting standard design prior to review by the Village Board,
5. Paint all meters located on building an earth tone color that mirrors the brick color.

Upon roll call, the vote was:

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

NO: 0.

ABSENT: 1: Henning.

THE MOTION CARRIED.

H. NEW BUSINESS

None.

I. ADJOURNMENT

There being no further discussion, the Planning and Zoning Board regular meeting adjourned at 7:46 pm.

Respectfully submitted,

Rachel Thiel
Recording Secretary