VILLAGE OF ANTIOCH
PLANNING AND ZONING BOARD – SPECIAL MEETING
Municipal Building: 935 Skidmore Drive, Antioch, IL 60002
October 21, 2025

A. CALL TO ORDER

Chairman McCarty called the October 21, 2025 special meeting of the Planning and Zoning Board to order at 5:08 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, Carstensen*, Misch, Madigan, Zakroczymski, and Turner*. Also present were Chairman McCarty, Village Planner Janek, Attorney Vasselli, and Recording Secretary Thiel.

**Indicates attendance via Zoom.*

No objections were made to allow Commissioners Carstensen and Turner to attend via Zoom.

D. PUBLIC COMMENT

None.

E. NEW BUSINESS

1. PZB 25-11A – Consideration of a request for a Voluntary Annexation of not less than six (6) properties along N. East Drive and N Lake Shore Drive into the Village of Antioch, including but not limited to the following:

- **40451 N East Drive, Antioch, IL 60002 (PIN 01-24-405-011 & 01-24-405-012)**
- **40480 N Lake Shore Drive, Antioch, IL 60002 (PIN 01-24-404-008)**
- **40508 N Lake Shore Drive, Antioch, IL 60002 (PIN 01-24-404-004)**
- **40553 N East Drive, Antioch, IL 60002 (PIN 01-24-405-002)**
- **40579 N East Drive, Antioch, IL 60002 (PIN 01-24-405-001)**

Attorney Vasselli provided a brief explanation of annexation via waterway.

Commissioner Sanfilippo asked where the proposed properties are located. Attorney Vasselli explained they are located near the N. Grand Avenue properties that were recently annexed. Commissioner Zakroczymski added that the properties are located on the east side of Bluff Lake, along the long channel.

Attorney Vasselli advised that all required notifications have been completed and post-annexation notifications will be made as required.

Secretary Thiel administered the oath to those wishing to testify.

Ms. Lynn Ogden, member of the Channel Lakes Association, asked how the voluntary annexation may affect the association and its members, including changes in government services. Attorney Vasselli answered that if the annexation is approved, the annexed properties can rely on the Village's public works, police and other services the Village provides. He added that they will also be subject to regulations imposed by the Village.

Ms. Ogden asked if the annexed properties would still be considered part of the association and would the Village look to make all the association members annex into the Village. Attorney Vasselli stated he cannot predict what will happen in the future, but the properties will remain within the association.

Mary Wirth, resident of N. Grand Avenue, read aloud a statement, on behalf of the residents of N. Grand Avenue, N. East Drive and N. Lake Shore Drive, in support of the annexations. Their intent is to have a community that aligns with the Village of Antioch's motto of "Authentic by Nature", so that the common land uses, visions, plans, and ordinances are governed by the Village of Antioch.

Commissioner Madigan moved, seconded by Commissioner Zakroczymski, to recommend approval of PZB 25-11A, the voluntary annexation of not less than six (6) properties along N. East Drive and N. Lake Shore Drive as presented.
Upon roll call, the vote was:
YES: 7: Sanfilippo, Carstensen, Misch, Madigan, Zakroczymski, Turner, and McCarty.
NO: 0.
ABSENT: 0.
THE MOTION CARRIED.

2. PZB 25-11B – Consideration of a forcible Annexation for a parcel not to exceed 56 acres adjacent to N. East Drive, N. Lake Shore Drive and Grand Avenue

Attorney Vasselli stated that, pursuant to section 7-1-13A of the Illinois municipal code, a village is allowed to annex a property not greater than 60 acres, that is wholly bound by the municipality, into its own corporate limits. He advised the board of the strengths and weaknesses of the case. He provided explanation of the intent for comprehensive land use controls and further explained that the property in question is 69 acres, but the application is to only annex 56 of the 69 acres.

Secretary Thiel administered the oath to those wishing to testify.

Mr. Carl Plotz, N. Sunset Drive resident, asked for clarification on the location of the property and its current use. Attorney Vasselli reiterated that the subject property is 69-acre farmland.

Secretary Thiel administered the oath to Ms. Michelle Shaw, who wished to testify.

Ms. Shaw, W. Hickory Street resident, expressed her support of the recent annexations and the Village's efforts to annex the subject 56 acres.

Commissioner Sanfilippo moved, seconded by Commissioner Carstensen, to recommend approval of PZB 25-11B, the forcible annexation for a parcel not to exceed 56 acres adjacent to N. East Drive, N. Lake Shore Drive and Grand Avenue as presented.
Upon roll call, the vote was:
YES: 6: Sanfilippo, Carstensen, Misch, Zakroczymski, Turner, and McCarty.
NO: 1: Madigan.
ABSENT: 0.
THE MOTION CARRIED.

I. ADJOURNMENT

There being no further discussion, the Planning and Zoning Board regular meeting adjourned at 5:31 pm.

Respectfully submitted,

_____

Rachel Thiel
Recording Secretary