

APPROVED MINUTES

**VILLAGE OF ANTIOCH
PLANNING AND ZONING BOARD – REGULAR MEETING
Municipal Building: 874 Main Street, Antioch, IL 60002
September 3, 2025**

A. CALL TO ORDER

Chairman McCarty called the September 3, 2025 regular meeting of the Planning and Zoning Board to order at 7:01 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: Carstensen, Madigan, Zakroczymski, and Turner. Also present were Chairman McCarty, Attorney Vasselli, and Recording Secretary Thiel. The following Commissioners were absent: Sanfilippo and Misch.

D. ANNOUNCEMENTS AND CORRESPONDENCE

None.

E. APPROVAL OF THE AUGUST 6, 2025 PLANNING AND ZONING BOARD (PZB) MEETING MINUTES AS PRESENTED

Commissioner Madigan moved, seconded by Commissioner Turner, to approve the August 6, 2025 Planning and Zoning Board regular meeting minutes as presented.

Upon roll call, the vote was:

YES: 4: Carstensen, Madigan, Zakroczymski, and McCarty.

NO: 0.

ABSTAIN: 1: Turner.

ABSENT: 2: Sanfilippo and Misch.

THE MOTION CARRIED.

F. PUBLIC COMMENT

None.

G. OLD BUSINESS

None.

H. NEW BUSINESS

1. PZB 25-09 – Consideration for a softball training facility focused on providing expert-level batting and pitching instructions for youth and high school athletes within the Business Park (BP) District. The proposed softball training facility will be located at 935 Carney Court, Antioch, Illinois 60002, and the Property Tax Number is 02-08-405-043.

Attorney Vasselli read aloud the staff report. The applicant is proposing an indoor softball facility, and the proposed site is zoned “Business Park”. Training facilities are not specifically mentioned under “Business Park” zoning as an allowed use. However, recreational uses are allowed. Therefore, the applicant is requesting a Special Use. Attorney Vasselli continued to review the findings of fact and advised that staff recommends approval of the Special Use.

Commissioner Madigan asked if there was an existing gym on Carney Court that obtained a Special Use. Chairman McCarty explained that a Special Use was previously passed for a weightlifting facility to open on Carney Court, but the applicant ended up not opening the facility. He added that there is a gymnastics facility in the area.

Commissioner Turner expresses support for the proposed softball facility.

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Commissioner Madigan moved, seconded by Commissioner Carstensen, to recommend approval of the Special Use for PZB 25-09 with the following stipulations:

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

Upon roll call, the vote was:

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

NO: 0.

ABSENT: 2: Sanfilippo and Misch.

THE MOTION CARRIED.

I. ADJOURNMENT

There being no further discussion, the Planning and Zoning Board regular meeting adjourned at 7:10 pm.

Respectfully submitted,

Rachel Thiel
Recording Secretary