

APPROVED MINUTES

**VILLAGE OF ANTIOCH
PLANNING AND ZONING BOARD – REGULAR MEETING
Municipal Building: 935 Skidmore Drive, Antioch, IL 60002
October 1, 2025**

A. CALL TO ORDER

Chairman McCarty called the October 1, 2025 regular meeting of the Planning and Zoning Board to order at 7:00 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 Janeck, Attorney Vasselli, and Recording Secretary Thiel.

**Indicates attendance via Zoom.*

D. ANNOUNCEMENTS AND CORRESPONDENCE

Attorney Vasselli advised the Commission that a annexation petition has been received, and a special meeting will need to be scheduled for the public hearing. All Commission members agreed to hold a special meeting on October 21, 2025 at 5:00 pm.

E. APPROVAL OF THE SEPTEMBER 3, 2025 PLANNING AND ZONING BOARD (PZB) MEETING MINUTES AS PRESENTED

Commissioner Turner moved, seconded by Commissioner Misch, to approve the September 3, 2025 Planning and Zoning Board regular meeting minutes as presented.

Upon roll call, the vote was:

YES: 6: Carstensen, Misch, Madigan, Zakroczymski, Turner, and McCarty.

NO: 0.

ABSTAIN: 1: Sanfilippo.

ABSENT: 0.

THE MOTION CARRIED.

F. PUBLIC COMMENT

None.

G. OLD BUSINESS

None.

H. NEW BUSINESS

1. PZB 25-10 – Consideration of a request for a variance related to setbacks from the front and side property lines for the construction of a porch to be located at 329 Park Avenue, Antioch, Illinois 60002, and the Property Tax Number is 02-08-306-050.

Secretary Thiel administered the oath to those wishing to testify.

Village Planner Janeck provided a brief review of the staff report. He explained that the applicant would like to construct a porch and is requesting relief from the thirty-foot setback requirements.

Chairman McCarty described the residential area in which the subject property is located.

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Mr. Bill Schuett, applicant and owner of 329 Park Avenue, provided his reasoning for wanting to construct the porch. He believes that the addition of a porch will improve the look of his home, provide a place to sit outside, and protect his deliveries from the elements.

Mr. Kevin Hauser, Park Avenue resident, provided his support for the variance request.

Commissioner Turner asked how the board can prevent the owner from deviating from the proposed size of the porch after the variance has been approved.

Attorney Vasselli asked Mr. Schuett, under oath, if his intention is to construct the porch 6 feet from the front of his home. Mr. Schuett confirmed this statement. Attorney Vasselli asked Mr. Schuett if his neighbors have porches that are similar in scope to the porch Mr. Schuett is proposing to construct. Mr. Schuett confirmed this statement. Mr. Schuett added he is willing to comply with all approved setback requirements. Chairman McCarty added permits will need to be pulled. Attorney Vasselli further added that the requirements can be added to ordinance.

Commissioner Sanfilippo moved, seconded by Commissioner Madigan, to recommend approval of the Variance for PZB 25-10 with the conditions as discussed regarding the size of the porch and setbacks.

Upon roll call, the vote was:

YES: 7: Sanfilippo, Carstensen, Misch, Madigan, Zakroczymski, Turner, and McCarty.

NO: 0.

ABSENT: 0.

THE MOTION CARRIED.

I. ADJOURNMENT

There being no further discussion, the Planning and Zoning Board regular meeting adjourned at 7:18 pm.

Respectfully submitted,

Rachel Thiel
Recording Secretary