

# APPROVED MINUTES

## VILLAGE OF ANTIOCH PLANNING AND ZONING BOARD – REGULAR MEETING Municipal Building: 874 Main Street, Antioch, IL 60002 June 4, 2025

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

Chairman McCarty called the June 4, 2025 regular meeting of the Planning and Zoning Board to order at 8:04 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, Community Development Director Coppari, Attorney Vasselli, and Recording Secretary Thiel.

*\*Indicates attendance via Zoom.*

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

Director Coppari stated that he received a call from one of the abutters of Broc's Backyard with questions regarding their request and he was able to answer the questions.

### **E. APPROVAL OF THE MAY 7, 2025 PLANNING AND ZONING BOARD (PZB) MEETING MINUTES AS PRESENTED**

Commissioner Sanfilippo moved, seconded by Commissioner Madigan, to approve the May 7, 2025 Planning and Zoning Board meeting minutes as presented.

Upon roll call, the vote was:

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

**NO: 0.**

**THE MOTION CARRIED.**

### **F. PUBLIC COMMENT**

None.

### **G. OLD BUSINESS**

**1. PZB 25-02 – Consideration of a request for a Special Use and Site Plan Review for Broc's Backyard, which is located at 453 Main Street, Unit A, Antioch, IL 60002 (PIN: 02-05-300-073). [Continuation from May 7, 2025]**

Director Coppari explained the fire report that was emailed to the Commission members.

Chairman McCarty reiterated the previous requests made by the Commission for photometrics and elevations for the Site Plan Review. Director Coppari explained the requirements for lighting, parking and outdoor seating that were requested. He continued to read a letter submitted by the applicant, Madison George, requesting a continuation to the July 2, 2025 PZB meeting (attached as "Exhibit A"). Director Coppari asked Ms. George if they intend to proceed with proposing the outdoor seating

Secretary Thiel administered the oath to those wishing to testify.

Ms. George explained she was not sure if the plans for the outdoor seating would be ready to be presented at the July 2, 2025 meeting. She stated if the plans could not be ready, they would postpone the outdoor seating until next year so they could focus on getting the restaurant open. Chairman McCarty advised Ms. George that if they postponed the outdoor seating, that it would then be considered a second site plan review.

Commissioner Sanfilippo moved, seconded by Commissioner Carstensen, to continue PZB 25-02 to the July 2, 2025 Planning and Zoning Board meeting.

Upon roll call, the vote was:

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

**NO: 0.**

**THE MOTION CARRIED.**

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## **H. NEW BUSINESS**

None.

## **I. ADJOURNMENT**

There being no further discussion, the Planning and Zoning Board special meeting adjourned at 8:16 pm.

Respectfully submitted,

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Rachel Thiel  
Recording Secretary

June 4, 2025


Dear Antioch Village Board Members,

I hope this message finds you well. I am writing to respectfully request that our zoning application for Broc's Backyard, currently scheduled for review at Wednesday's meeting, be tabled and rescheduled for the July zoning meeting.

During the May meeting, the Board requested a photometric plan as part of our application materials. As well as a document stating the terms of the shared parking arrangement. We initially anticipated having the photometrics ready in time for Wednesday, but we are still waiting for some final edits from our engineers. To present a complete and accurate plan for review, we kindly ask for the application to be deferred until the July meeting.

We appreciate the Board's time, feedback, and continued support throughout this process. Please let us know if there is any additional information or formal documentation needed to move the item to the July agenda.

Sincerely,

A handwritten signature in black ink that reads "Madison George". The signature is fluid and cursive, with the first name "Madison" and last name "George" clearly distinguishable.

**Madison George**  
Project Manager

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