

# APPROVED MINUTES

## VILLAGE OF ANTIOCH PLANNING AND ZONING BOARD – REGULAR MEETING Municipal Building: 874 Main Street, Antioch, IL 60002 July 2, 2025

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

Chairman McCarty called the July 2, 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: Carstensen, Misch, Madigan, Zakroczymski and Turner. Also present were Chairman McCarty, Community Development Director Coppari, Attorney Vasselli, and Recording Secretary Thiel. Commissioner Sanfilippo was absent.

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

#### **1. Update – Staff presented to the Village Board’s COW session the adoption of the ICC 2024 Building Codes and the Building Amendments to the Adopted Codes.**

Director Coppari provided a brief update and examples of some of the updated codes included in the ICC 2024 Building Codes. He stated that the building codes have not been updated since 2012 and the 2024 codes will likely be updated at the next Village Board meeting.

Chairman McCarty added that everything existing will be grandfathered, but all new permits will need to follow the new codes.

Commissioner Madigan moved, seconded by Commissioner Turner, to acknowledge the adoption of the ICC 2024 Building Codes and Building Amendments to the Adopted Codes as presented by staff.

Upon roll call, the vote was:

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

**NO: 0.**

**ABSENT: 1:** Sanfilippo.

**THE MOTION CARRIED.**

#### **2. Update – Staff received a Lake County Zoning Notice for a Conditional Use Permit to allow an accessory small-scale solar energy system at 43233 N. Crawford Road, Antioch, IL 60002 (03-06-400-003).**

Director Coppari explained that this update was informational only, and no action was needed.

### **E. APPROVAL OF THE JUNE 4, 2025 PLANNING AND ZONING BOARD (PZB) SPECIAL MEETING MINUTES AND REGULAR MEETING MINUTES AS PRESENTED**

Commissioner Madigan moved, seconded by Commissioner Carstensen, to approve the June 4, 2025 Planning and Zoning Board special meeting minutes and regular meeting minutes as presented.

Upon roll call, the vote was:

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

**NO: 0.**

**ABSENT: 1:** Sanfilippo.

**THE MOTION CARRIED.**

### **F. PUBLIC COMMENT**

Secretary Thiel administered the oath to those wishing to testify.

Mr. Mark Peavey, on behalf of Mr. Charles Herman, advised the Commission of the letter of opposition that was submitted to the Village Clerk for record. Attorney Vasselli acknowledged receipt of the letter filed pursuant to Section 7-1-2 of the Illinois Municipal Code (attached as “Exhibit A”).

### **G. OLD BUSINESS**

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### **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).**

Director Coppari reviewed the staff report and items that were requested to be provided by the applicant. He presented the revised photometric plan, shared parking agreement, and rendering of the outdoor seating that was submitted by the applicant.

Commissioner Turner moved, seconded by Commissioner Misch, to recommend approval of the Special Use and Site Plan Review for PZB 25-02 with the following stipulations:

1. Compliance with the requirements of the Village Engineer,
2. Compliance with the requirements of the Antioch Fire Protection District,
3. Compliance with the requirements associated with onsite parking.

Upon roll call, the vote was:

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

**NO: 0.**

**ABSENT: 1:** Sanfilippo.

**THE MOTION CARRIED.**

### **H. NEW BUSINESS**

#### **1. PZB 25-04 – Consideration of a request for a Voluntary Annexation of not less than fourteen (14) properties along N. Grand Avenue in unincorporated Antioch: 40824 N. Grand Avenue, Antioch, IL 60002 (PIN: 01-24-204-002); 40810 N. Grand Avenue, Antioch, IL 60002 (PIN: 01-24-204-034); 40792 N. Grand Avenue, Antioch, IL 60002 (PIN: 01-24-204-005); 40764 N. Grand Avenue, Antioch, IL 60002 (PIN: 01-24-204-033); 40746 N. Grand Avenue, Antioch, IL 60002 (PIN: 01-24-204-010); 40738 N. Grand Avenue, Antioch, IL 60002 (PIN: 01-24-204-011); 40724 N. Grand Avenue, Antioch, IL 60002 (PIN: 01-24-204-012); 40694 N. Grand Avenue, Antioch, IL 60002 (PIN: 01-24-204-014); 40682 N. Grand Avenue, Antioch, IL 60002 (PIN: 01-24-204-015); 40648 N. Grand Avenue, Antioch, IL 60002 (PIN: 01-24-204-019); 40640 N. Grand Avenue, Antioch, IL 60002 (PIN: 01-24-204-020); 40628 N. Grand Avenue, Antioch, IL 60002 (PIN: 01-24-204-021); 40588 N. Grand Avenue, Antioch, IL 60002 (PIN: 01-24-204-024); and 40568 N. Grand Avenue, Antioch, IL 60002 (PIN: 01-24-204-026).02 (PIN: 02-05-300-073).**

Attorney Vasselli offered an apology to Mr. Peavy, legal counsel for Mr. Herman, for not directing his questions for Mr. Herman to Mr. Peavy.

Director Coppari explained that the Village is interested in expanding its geographic area to improve its connections to the Chain of Lakes and Lake County Forest Preserve, as well as incorporating more space for future residential development. Previously the Village tried unsuccessfully to annex the forest preserve property located south of Bowles Road. The Village has found fourteen residential property owners along Bluff Lake that are willing to voluntarily annex and the Village is willing to take the lead on annexing these properties and cover the expenses associated with the annexation. Director Coppari explained the annexation link via the waterway. He further explained that if the annexation of the residential properties is successful, the Village will continue to try to one day annex the Lake Marie Forest Preserve.

Chairman McCarty asked if the necessary notices were mailed. Director Coppari stated that certified mailings were sent out and showed the received green card receipts.

Attorney Vasselli commended Director Coppari on his explanation of the unconventional yet legal annexation method being used to propose the annexation of the properties along N. Grand Avenue. He explained that an update to the annexation code that took effect January 1, 2023, allows for “water-borne” contiguity. Attorney Vasselli further advised that research on the matter continues and the residents that have filed petitions have done so voluntarily.

Secretary Thiel administered the oath to those wishing to testify.

Mr. Tom Gibadlo, N. Grand Avenue resident, explained that the reason he and other residents are willing to pursue the annexation is to thwart the development of a solar farm across the street from their subdivision.

Chairman McCarty advised Mr. Gibadlo that anything that happens beyond annexing the subject properties has no bearing on the annexation being proposed.

Mr. Rich Becker, N. Grand Avenue resident, inquired about the property on Crawford Road and asked if the property was located within the Village if the solar farm could have been approved.

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Chairman McCarty informed Mr. Becker that the Village does have ordinances and zoning regarding solar farms.

Commissioner Turner added that the Village's solar ordinance is available to view on the Village's website.

Director Coppari further added that the Commission is a recommending board, and the Village Board makes the final decisions.

Attorney Vasselli explained that the Village Board can also choose to send a matter back to the Commission for further modification, clarification, or supplements and matters are always subject to legal review.

Ms. Gail Tamalunas, N. Grand Avenue resident, asked if the subject properties are annexed into the Village, will the Village have any say if a solar farm is proposed for a property that is unincorporated but directly adjacent to Village incorporated properties.

Chairman McCarty stated that if the annexation of the subject properties is approved and the property owners find that it does not meet their needs, the property owners can choose to then de-annex.

Attorney Vasselli added that there is a process called "disconnection" in the Illinois Municipal Code. He further stated it is a simple process if done within a one-year period.

Commissioner Misch asked how the annexation will affect police and fire services and school district boundaries.

Chairman McCarty answered that the First Fire Protection District already services the subject properties, and if annexed, they will receive police services from the Village's Police Department instead of Lake County.

Attorney Vasselli added that the library and school districts will also remain the same. The only change will be to the municipal boundaries.

Commissioner Turner moved, seconded by Commissioner Zakroczymski, to recommend approval of the request for a Voluntary Annexation of not less than the fourteen properties listed in the request.

Upon roll call, the vote was:

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

**NO: 0.**

**ABSENT: 1:** Sanfilippo.

**THE MOTION CARRIED.**

### **I. ADJOURNMENT**

There being no further discussion, the Planning and Zoning Board special meeting adjourned at 7:55 pm.

Respectfully submitted,

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Rachel Thiel  
Recording Secretary