

# APPROVED MINUTES

**VILLAGE OF ANTIOCH  
PLANNING AND ZONING BOARD – REGULAR MEETING  
Municipal Building: 874 Main Street, Antioch, IL 60002  
Call In # 1-312-626-6799      Public Access Code: 864-8551-2607  
<https://us02web.zoom.us/j/86485512607>  
February 2, 2022**

**A. CALL TO ORDER**

Chairwoman Henning called the February 2, 2022 regular meeting of the Planning and Zoning Board to order at 7:00 pm at the Antioch Municipal Building and via Zoom.

**B. PLEDGE OF ALLEGIANCE**

The Planning and Zoning Board led the Pledge of Allegiance.

**C. ROLL CALL**

Roll call indicated the following members were present: Ryan, Sanfilippo\*, Carstensen, Madigan and Turner. Also present were Chairwoman Henning, Attorney Vasselli, Director Garrigan and Clerk Romine. Absent: Member McCarty.

*\*indicates attendance via zoom.*

**D. ANNOUNCEMENTS AND CORRESPONDENCE**

None.

**E. APPROVAL OF THE August 12 and October 14, 2021 PLANNING & ZONING BOARD MEETING MINUTES AS PRESENTED** -

Member Ryan moved, seconded by Member Turner, to approve the August 12, 2021 Planning and Zoning Board meeting minutes as presented.

Upon roll call, the vote was:

**YES: 6:** Ryan, Sanfilippo, Carstensen, Madigan, Turner and Henning.

**NO: 0.**

**ABSENT: 1:** McCarty.

**THE MOTION CARRIED.**

Member Ryan moved, seconded by Member Carstensen, to approve the October 14, 2021 Planning and Zoning Board meeting minutes as presented.

Upon roll call, the vote was:

**YES: 5:** Ryan, Sanfilippo, Carstensen, Madigan and Henning.

**NO: 0.**

**ABSENT: 1:** McCarty.

**ABSTAIN: 1:** Turner.

**THE MOTION CARRIED.**

**F. PUBLIC COMMENT**

There was no public comment.

**G. OLD BUSINESS**

None.

**H. NEW BUSINESS**

1. **Comprehensive Zoning Map Update** - Director Garrigan announced that there were no

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changes in the zoning map from the previous year as it relates to annexations or re-zonings.

Member Ryan moved, seconded by member Carstensen to recommend approval to the Village Board of the Village of Antioch Zoning Map for 2022.

Upon roll call, the vote was:

**YES: 6:** Ryan, Sanfilippo, Carstensen, Madigan, Turner and Henning.

**NO: 0.**

**ABSENT: 1:** McCarty.

**THE MOTION CARRIED.**

**2. PZB 21-09 – Consideration of a request for a Rezoning to M-1 and Variance for a side yard setback for the Antioch Community High School Maintenance Building located at 1133 Main Street; PIN 0217200002, 0217202005 and 0217202006** – Director Garrigan reviewed the request for a rezoning, variance and site plan review for the construction of a maintenance building at the high school. The proposed zoning matches the surrounding properties. The current sheds are set back approximately 10 feet from the property line. The proposed setback is not permitted in the current R-1 zoning, but is permitted in the proposed M-1 zoning, therefore if there is no support for the rezoning, a variance will be required. He reviewed the findings associated with the requested rezoning of the property and stated that staff recommends approval of the rezoning of the property.

*Member McCarty arrived at 7:06pm.*

Director Garrigan reviewed the facts regarding the request for a variance if needed for a setback. He commented that the proposed setback will not have a negative impact on the surrounding properties.

Director Garrigan presented the site plan review, including materials, engineering improvements, landscaping, and lighting and photometrics. Staff recommends approval of the requested site plan.

Member Turner moved, seconded by Member McCarty, to approve PZB 21-09; for the proposed rezoning from the current R-1 zoning to M-1 zoning for approximately 11 acres of the Antioch Community High School.

Members discussed location and maintenance responsibility of the lift station, setback requirements, and the size of the existing and proposed buildings. Member Turner commented that it would be beneficial to add as much lighting as possible for students parking in the area.

Upon roll call on the motion to approve PZB 21-09; for the proposed rezoning from the current R-1 zoning to M-1 zoning for approximately 11 acres of the Antioch Community High School the vote was:

**YES: 7:** Ryan, Sanfilippo, McCarty, Carstensen, Madigan, Turner and Henning.

**NO: 0.**

**ABSENT: 0.**

**THE MOTION CARRIED.**

Member Sanfilippo moved, seconded by Member Carstensen to approve PZB 21-09; for the site plan for the proposed maintenance building at the Antioch Community High School subject to the following stipulations:

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1. Compliance with the recommendations of the Village Engineer.
2. Compliance with recommendations of the Antioch Fire District.
3. Submittal of lighting wall pack designs and separate photometrics.

Upon roll call, the vote was:

**YES: 7:** Ryan, Sanfilippo, McCarty, Carstensen, Madigan, Turner and Henning.

**NO: 0.**

**ABSENT: 0.**

**ABSTAIN: 0.**

**THE MOTION CARRIED.**

### **I. ADJOURNMENT**

There being no further discussion, the Planning and Zoning Board regular meeting adjourned 7:22 pm.

Respectfully submitted,

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Lori K. Romine, RMC/CMC  
Village Clerk