

APPROVED MINUTES

VILLAGE OF ANTIOCH BOARD OF TRUSTEES COMMITTEE OF THE WHOLE MEETING

Village of Antioch, Lake County, Illinois
Municipal Building: 874 Main Street, Antioch, IL 60002
April 10, 2024

I. CALL TO ORDER

Mayor Gartner called the April 10, 2024 Committee of the Whole meeting of the Board of Trustees to order at 8:09 pm at the Antioch Municipal Building located at 874 Main Street, Antioch, IL and via Zoom.

II. ROLL CALL

Roll call indicated the following Trustees were present: Burman, Bluthardt, McNeill, Macek and Pedersen. Also present were Mayor Gartner, Attorney Vasselli, Administrator Guttschow and Clerk Romine. Absent: Trustee Pierce.

III. Absent Trustees Wishing to Attend Remotely

There were no Trustees attending remotely.

IV. Mayoral Report –

None.

Citizens Wishing to Address the Board

Mayor Gartner asked staff to answer what questions they could at this time which were discussed at the public hearing earlier in the evening.

Attorney Vasselli read aloud the first series of questions from Mr. Mike Hogan about an increase in taxes, stating that a TIF is not a taxing district of its own and has no right to levy taxes on its behalf. He added that lighting on the property will be addressed during any land use approval processes.

Public Works Director Heimbrodt discussed the water runoff, and addressed the stormwater concerns, which requires that we abide by Lake County requirements. He said the property will be impervious, and there is a calculation that the developer has to follow to release the water. He said residents may see a large 24 inch pipe in the pond, and there is a slower rate in which the water drains through. There are detention and retention basins, and are all calculated based on impervious surfaces, and will be implemented on the property. He also addressed drainage, which is split between the North and South for this particular property. The developer will have to maintain flow for both North and South runoff. He also addressed the water incident in early April. Director Heimbrodt discussed overlapping regulations. Ms. ODoul raised concerns about being heard when her concerns were raised. Mayor Gartner said we take natural resources very seriously, and Director Heimbrodt discussed the process in place for addressing complaints. He also reviewed the substantial amount of rain, and the ensuing violation. The developer is going to install pipe, and take measures to remedy the violation. Director Heimbrodt has been working all week with them, and they are addressing the issue. He did not allow them to work Tuesday or Wednesday.

Attorney Vasselli addressed easements on the property, which were addressed previously on a call with that property owner and their legal representative.

Related to the question about the types of developments proposed, Director Garrigan responded that, other than the Kia development, the Village has no approvals for any other entitlements at this time. Staff is working with developer on 4 outlots west of the Kia Dealership, but no end users have been identified at this time. He said it will be commercial in nature, and no industrial users are

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proposed on this property. Mayor Gartner reviewed discussions on a senior living facility on north end of the property, which would have to go through the Planning and Zoning Board. Director Garrigan discussed the challenge with the Upton property and making it pad ready for development, and added that there has been limited interest in that parcel. The property is zoned commercial and staff anticipates future commercial interest in that property. He added that there has been no site plan approval for the property and no proposed development for the site on the South side of Route 173. Residents raised additional concerns about the Upton property. Director Garrigan will continue to contact Mr. Upton, and said there will be landscape buffering when a development comes in as well as stormwater management.

Residents asked who they may contact for assistance with future issues. Director Heimbrodt said they should start with the Village, as he is the enforcement officer under the Lake County Stormwater ordinance.

Attorney Vasselli discussed public infrastructure, and said it will evolve through land use processes. Director Garrigan added that everything will be fully discussed and reviewed as development comes through the entitlement process.

Director Heimbrodt added that he would have to look at the specific engineering plans to see what is proposed for the drainage plans.

Attorney Vasselli responded to previous questions, stating that the TIF cannot impose an independent tax. Regarding any businesses relocating from other areas, Attorney Vasselli discussed size constraints with dealerships, expanding dealerships, and the benefit of 2 tax generating dealerships rather than one, which will take the tax burden off of residents through the TIF. He added that there will be no overall tax decrease.

Ms. ODoul discussed the location of the Kia Dealership and asked about drainage. Director Heimbrodt said certain systems are designed within building so contaminated water isn't discharged into storm sewer systems.

V. Regular Business

1. Approval of the March 13, 2024 Committee of the Whole meeting minutes as presented – Trustee Bluthardt moved, seconded by Trustee McNeill, to approve the March 13, 2024 Committee of the Whole meeting minutes as presented. Upon roll call, the vote was:

YES: 5: Burman, Bluthardt, McNeill, Macek and Pedersen.

NO: 0.

ABSENT: 1: Pierce.

THE MOTION CARRIED.

2. Operating Budget review and Capital Budget Plan – Finance Director Torres provided a brief overview of the operating budget and where it stands before approval at the next meeting. She provided a summary by department to the Board, and presented highlights of what was added to the operating budget. She presented a 7% increase in the levy, stating that as properties get fully assessed, the amount will increase, but the existing assessments will not go over 5%. She discussed the SMC Grant over \$600,000, and transfers back to the capital fund to do annual projects. Director Torres provided a summary of fund balances, and potential expenses within those funds. She discussed ARPA funds, which will be obligated as a part of the park infrastructure at the corner of Main and Orchard. She is also introducing an equipment replacement fund. Finance Director Torres presented a surplus budget.

Director Torres provided an update on the major capital improvements, and annual capital projects for FY24-25, including vehicles, park improvements, main street improvements, and road

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programs. She needs direction from the Board on what they would like to do with the cannabis funds. Trustee Pedersen is not in favor of obligating new revenues, but would be in favor of using some funds, stating that we need to be more flexible. Director Torres said the direction given to staff is to use money in this coming budget year for Parks. Trustee Macek discussed emergency expenses that may come up. Director Torres said that the budget is a working document, and the board has the flexibility to approve the transfer of funds. She added new debt for trucks in the Public Works Department, stating that should go into the capital fund. She provided an overview of the projects by fund, department and cost as well as funding. Director Torres recommends looking at any surplus in the general fund, and placing 50% of the surplus into the capital fund. She suggests and highly recommends staying away from issuing more debt for vehicles, and recommended using a proactive approach for funding future capital projects. Mayor Gartner reviewed his discussions with Finance Director Torres about using fund balance for capital, reserves and police pension. She asked for feedback before the full budget is prepared for approval at the next meeting.

3. Discussion regarding a Special Use, Variance and site plan for a Solar Farm to be located at the property commonly known as 650 E North Avenue – Director Garrigan provided an overview of the request for approval for a proposed solar farm on approximately 20 acres in an estate zoning. He introduced the applicant to provide a summary of their proposal.

David Striker, attorney, and Brian Madigan, petitioner, presented the request for approval on a project to improve the ecology of the area and clean renewable energy. They said they learned yesterday that the land owner filed a petition for disconnection, and did not have any advance warning or were advised of a plan to file a petition to disconnect. They stated it is the intent of the applicant to work with the Village on a solar farm. Attorney Vasselli said the petition for a solar farm was not withdrawn, and is before the Board validly, to which director Garrigan concurred. Attorney Striker is able to gather more information and be available at the next Committee of the Whole meeting.

VI. OTHER BUSINESS

None.

VII. EXECUTIVE SESSION – Personnel and Pending Litigation, Lease of Village Property,

Trustee Bluthardt moved, seconded by Trustee Burman, to enter into executive session at 9:29pm to discuss pending litigation. Upon roll call, the vote was:

YES: 5: Burman, Bluthardt, McNeill, Macek and Pedersen.

NO: 0.

ABSENT: 1: Pierce.

THE MOTION CARRIED.

Trustee Pedersen moved, seconded by Trustee Pierce, to return from executive session at 9:44 with **no action taken**. Upon roll call, the vote was:

YES: 5: Burman, Bluthardt, McNeill, Macek and Pedersen.

NO: 0.

ABSENT: 1: Pierce.

THE MOTION CARRIED.

VIII. ADJOURNMENT

There being no further discussion, the Village Board of Trustees Committee of the Whole meeting adjourned at 9:45 pm.

Respectfully submitted,
Lori K. Romine, RMC/CMC
Village Clerk