

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
December 11, 2024**

I. CALL TO ORDER

Mayor Gartner called the December 11, 2024 Committee of the Whole meeting of the Board of Trustees to order at 7:32 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, Pierce, Macek and Pedersen. Also present were Mayor Gartner, Attorney Vasselli, Administrator Guttschow and Clerk Romine.

III. Absent Trustees Wishing to Attend Remotely

There were no Trustees wishing to attend remotely.

IV. Mayoral Report –

None.

Citizens Wishing to Address the Board

None.

V. Regular Business

1. Approval of the November 13, 2024 Committee of the Whole meeting minutes as presented - Trustee Pedersen moved, seconded by Trustee Bluthardt, to approve the November 13, 2024 Committee of the Whole meeting minutes as presented.

Upon roll call, the vote was:

YES: 6: Burman, Bluthardt, McNeill, Pierce, Macek and Pedersen.

NO: 0.

ABSENT: 0.

THE MOTION CARRIED.

2. Site Plan Review and Preliminary and Final Plat for Carmax located at the Antioch Corporate Center – *Trustee Pedersen recused herself from the meeting at 7:34 pm and left the meeting.*

Attorney Vasselli discussed the legal process for a site plan and preliminary/final plat approval, stating that this is not an entitlement, public hearing process or quasi-judicial process. This matter was entitled, and this a by-right use as approved in 2010.

Director Garrigan provided a brief synopsis of the matter, which was reviewed as a concept plan by the Village Board. The site is 92 acres as a part of the Antioch Corporate Park, and is coming for a site plan review. He discussed the site plan included in the packet, and allowed the applicant to walk through the proposal.

The attorney for the petitioner, Mr. Bruce Goldsmith, presented their plan for the proposed CarMax site. An economic analysis was conducted, and Mr. Goldsmith discussed the potential jobs that will be created from the auction facility. He discussed the neighboring use by HandiFoil and said

APPROVED MINUTES

there are currently more vehicles in operation from the other users, facing toward the west where the neighbors are located. The creek on the west side of the site needs to be protected. He commented on buildings height at the Corporate Park, and due to the concerns about noise expressed by the neighbors, the activity related to vehicles are on the east end of the property and immediately adjacent to HandiFoil. Distances were measured, and the nearest homes are over 2,000 feet from the property. The plat is a 3-acre lot, and they were asked to make the site usable for future development. He discussed the stormwater analysis, lighting study, and best management practices (BMPs) related to sensitive materials at the property. Mr. Goldsmith related that his client submitted an initial plan, and after comments from neighbors, a bioswale was designed on the West side of the property before the detention pond. The water is treated and cleaned before reaching the creek, and there is no impact to the private wells to the West. A traffic analysis was also completed, which shows this level of development will not impact service. Lighting standards were exceeded initially, which require .5 foot-candles at the property line, and this plan is 0 foot-candle. He stated they have reduced the amount of lumens on the site to face downward on the storage lot which is closest to the West side of the property, in response to neighbor concerns. They provided perspective views from Route 173, and from the West. A photo location map was presented showing the distance to the neighboring homes. The petitioner agreed to raise the fence to 8 feet on the West side and put slats in to make a visual buffer. The reduced lumens on site still meet the security requirements for the facility. He detailed the security requirements, which includes fencing of the area where cars are stored until they are reconditioned.

Mr. Joe Mayer, Kimley Horn, described foot candle as a unit of measure, which is typically measured from the ground. He discussed the noise that would be produced by the user, which would be vehicle and truck movements, and which are focused on the East side of the site away from the neighbors. They produce 85 decibels, and speaking is at 60 decibels. He stated that over 2,000 feet from the site, the decibel level would drop to less than 60. Trustee Pierce asked for the hours of operation. Mr. Steve Hudak, Carmax, responded that the hours of the auction operations, which are generally run during the day, involve moving cars around the sites, and are from 7am-7pm. Reconditioning happens from 7am-3pm and 3-11pm, but sometimes earlier or later. Trustee Pierce asked if the lights would be seen as though they are Christmas lights. Mr. Mayer responded that if you look at the property directly, you will see light, but there will be no spill past the property line.

Trustee Burman asked if there is a way to have the lights on a timed dimmer. Mr. Hudak responded that there are cameras around the perimeter, and they want to have enough light to capture the fencing in order to ensure the fence cameras have enough lighting. He added that all of the lights are downward cast and into the site toward the parking lot. On the fenceline the lights and cameras point into the storage lot.

Trustee Macek asked how many cars would be on the site. Mr. Hudak responded that 2,800 cars are expected in the fenced in area. He discussed the value, and asked what the benefit is to the taxpayer for having this user on site. He commented that police protection will be required for the site, and asked what the taxpayer is getting in return. Mr. Goldsmith responded that \$13 million in payroll per year provides a benefit to the community, and will add approximately 190 employees.

Trustee McNeill asked about the parking at the site plan and if there was concern about overflow in the outlot. Mr. Mayer said the site plan considers an expansion to the parking lot based on demand. It is not currently proposed to be built in the first phase of the development. The Lake County Stormwater ordinance provides direction on how to accommodate runoff. Mayor Gartner asked about storage, and Mr. Mayer said storage inside the site is 16 acres, and customer facing is 4 acres. Mayor Gartner asked how many cars are auctioned off per day. Mr. Hudak responded that they are

APPROVED MINUTES

anticipating 1000-1200 per week. Customers are licensed dealers in IL and WI and not a public auction site, which means they have a very controlled customer base. Deliveries happen round the clock.

Mayor Gartner asked what the truck operations are for HandiFoil. Dir Garrigan does not recall the actual count based on the traffic study done at that time, but said there is no indication of any decline in the level of service as it relates to route 173 and Gregory drive.

Trustee Bluthardt asked if there is onsite security, or if it's remote. Mr. Hudak said cameras are monitored in Richmond VA and there is no on-site security.

Mr. William Bonaguidi, Township resident, said the size of the building is not the concern, but the volume of cars and activity on the site is his concern. He said the graphics and pictures provided are not accurate, and said you can see the Handifoil building plain as day, including red and green flashing lights. He expressed concern with noise from the trucks loading and unloading, and said they are proposing a smaller building that will not be as effective blocking the noise. He discussed hydraulics making noise, as well as metal-on-metal. He discussed security, and the recent news about car dealerships being the victim of crews that target dealerships. He discussed the article in the Daily Herald, and that certain members of the Village Board expressed concern early on and wanted the cars parked further north.

Ms. Erin Hawkins, asked about glare from cars creating light. She doesn't think the number of jobs is a huge benefit to Antioch, and she discussed congestion of traffic in that area.

Mr. Harold Sanford said he feels like Carmax is coming in, and honesty is a good thing to have when a business is coming into a community. He asked what the plans are for the 16 acres of the property, and if it is for storage. Mr. Sanford expressed concern related to the use, and the potential future plans for the site. He opined that the road will need maintenance, and expects to be looking at an hour to get to the tollway from Antioch.

Mr. Goldsmith said it is 2,200 cars plus additional parking for customers and employees. He commented that the loudest noise would be created from some version of a truck, and will dissipate before reaching the residents.

Mr. Justin Opits, Kimley Horn, discussed the impact to the traffic in the area, and how the study was conducted. Right now the intersection is functioning at a grade "A", which is the best you could get. When adding Carmax, it pushes the grade from an "A" to a "B", which means drivers may notice more cars pulling in and vehicle carriers pulling in and out. He added that most of the trucks are heading East toward the tollway and not into town.

Trustee Pierce asked what the sound volume is on Route 173. Mr Mayer does not have a direct reading of the noise from Route 173 due to the location of the facility.

Mr. Sanford asked how long it takes a semi to go from zero-55. Mr. Opits responded that generally semis take longer to get to speed vs a car, and will be around 10 seconds.

Trustee Bluthardt asked if the traffic impact would be comparable from a different user. Mr. Opits said it would not be substantially less or more, and within the ballpark based on his experience working on other industrial parks. The traffic at this site will likely be outside of the busy traffic times. Due to operations spread out throughout the day, it is expected to have a less general impact than another user.

APPROVED MINUTES

Mr. Hudak offered an explanation of the operations at the site, stating the reconditioning employs 150 employees. The parking lot between the buildings and Route 173 are the customer facing employee parking lot. Change of shift will fill the parking lot more (75 from first shift and 75 from second shift). Any day not running an auction will be less. He stated that they have been conservative with the numbers. Mayor Gartner asked if the front portion would be sold to another user or used to expand. Mr. Hudak said he has no facility that would exceed capacity at this site, so he does not anticipate an expansion.

Mr. Sanford asked about the open space in the back of the lot, and the equipment used to move the cars, big forklifts, and noise generated from open area. Mr. Hudak said there are an anticipated 2,800 cars in the storage lot, which is the parking area. Much of the inventory is from people doing trades and they don't use forklifts. If a car doesn't run, it is moved with a pickup truck using straps.

This matter will be brought back in January for a vote.

Mr. Hudak discussed the timeframe, stating that they don't generally schedule rollout until they know it's approved. If approved February 1, the soonest they could be open is 1.5-2 years, and need to be open by 2028.

Mr. Goldsmith said they prefer the second meeting in January.

Trustee Pedersen returned to the meeting at 8:45pm.

3. Site Plan Review, Special Use and Preliminary and Final Plat for Core Acquisitions –

Director Garrigan presented the request for a proposed 2 acre project adjacent to the Kia Dealership, consisting of 3 outlots. Core development is seeking a site plan review for 3 outlots, and a special use for a drive thru. Potential tenants are Tropical Smoothie, Chipotle and Valvoline. He presented a map of the area, and reviewed the landscape plan, access points, and improvements to Route 173. He presented elevations for the site, and reviewed the proposed building materials. Director Garrigan said the applicant has agreed to make improvements to the rear elevation. All three outlots comply with the Village's site plan review ordinance, and the landscape plan complies with Village requirements. There is also a proposed preliminary and final plat to subdivide the outlots. Mr. Bell, Core Developments, said Core is under contract to purchase outlots 1-3 with an option for lot 4. Trustee Macek asked if this will affect the current Valvoline. Trustee Pierce asked if the developer is looking for an incentive. Director Garrigan said they are not, but future development in the marketplace with Brown LLC will be asking for incentives. Trustee Pierce asked if they know what else is coming and if we can do better. He said people in town want restaurants and shops and things to do with kids. Director Garrigan said these are permitted uses, and if they comply with zoning, they are entitled to their use. Mr. Bell added that he has worked on projects all over the NW Chicago suburbs, and have not been able to get one sit down restaurant engaged, and it isn't a good market for that right now. They are working with additional users and intend to expand further West, but are currently limited by users engaged and willing to expand.

Trustee McNeill asked how the drive thru is similar to Starbucks. Dir Garrigan said Village ordinance requires stacking for 4 vehicles, and this provides 7 or 8. Mr. Bell responded that their drive thru is a pickup lane, and not an order lane for Chipotle. He added that Tropical Smoothie is a menu board ordering point, but also has more stacking.

This item will be placed on the January 15 meeting agenda for consideration.

APPROVED MINUTES

4. Discussion regarding an ordinance adding Chapter 2 to Title 2 of the Antioch Village to Establish the Veteran’s Commission for the Village of Antioch, Illinois – This matter will be discussed at another meeting in order to allow for a thoughtful discussion.

VI. OTHER BUSINESS

None.

VII. Department reports

Assistant Village Administrator – Assistant Village Administrator Jim Moran provided an overview of communications, including a new Instagram profile, the website EnjoyAntioch.com which has been resurrected, and said they are working on the concert lineup series for the summer. He added that wine walk tickets are on sale, and staff is working on shop and play event this coming weekend with 14 participating businesses in town. He announced that Communications and Event Specialist Kelley Crimmins is working with the Fine Arts Foundation on hosting an art show at Sequoit Creek Park. IT Manager Amy Pisciotto is back, and working on transition from Leading IT as a service provider to DeKind as the comanaged service provider for the Village. Assistant Administrator Moran is in the process of completing updates to the Village of Antioch website, and working with AAHAA on their Memorandum Of Understanding. Staff is also is working on lease for the café building.

Parks – Assistant Village Administrator Moran said Interim Director Nehila is currently doing Santa visits. He discussed the Christmas parade, North Pole Express Train, Santa Visits, Santa at the Sawmill, and expressed thanks to the guest conductors. Staff is currently developing pool fees for the new year, and parks staff is completing competitive market analysis for the preschool. Camp Crayon is much lower compared to other similar programs. Staff is also looking at pavilion rental fees, including non-resident rental fees. The facilities map has been updated for next brochure, and use of the senior center has been increasing. He concluded stating that interviews begin next Friday for the administrative assistant position.

Public Works – Director Heimbrodt acknowledged retiring employee Ryan Parker, and the support and knowledge he provided over the years. He shared that 2 new staff members were brought on, and both have experience in Public Works and have a CDL. The road program is complete and came in under budget by \$115k. He announced that IDOT recently put out a pre-con notice for a resurfacing project from Brown Avenue to Hunt Club Road, and will be milling from 1.5-3 inches in certain areas of the route. The project is scheduled to begin March of 2025. Trustee Pierce asked if stakes could be installed by Starbucks. Director Heimbrodt said he could inquire with IDOT. He discussed the assessment of our wastewater facility and said Lake County has begun surveying the route out to the West for a potential sewer expansion study. He concluded stating that he had the pleasure of attending a dinner for the Great Lakes Contractors Association, in which Boller won an award for a hybrid project and general contract.

Trustee Bluthardt commented on the sailors dinner put on by Trustee Pierce and said kudos to Scott and his group for throwing the event. Trustee Pierce recognized the volunteers that helped make it happen.

VIII. EXECUTIVE SESSION – None

The Mayor and Board of Trustees did not go into executive session.

IX. ADJOURNMENT

There being no further discussion, the Village Board of Trustees Committee of the Whole meeting adjourned at 9:16 pm.

APPROVED MINUTES

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