

# 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  
January 15, 2025**

## **I. CALL TO ORDER**

Mayor Gartner called the January 15, 2025 Committee of the Whole meeting of the Board of Trustees to order at 6:58 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 December 11, 2024 Committee of the Whole meeting minutes as presented** - Trustee McNeill moved, seconded by Trustee Burman, to approve the December 11, 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. Discussion regarding collaboration of services with the Lindenhurst Park District –** Mayor Gartner discussed the history of Parks & Recreation Department operations. Interim Director Jeff Nehila provided a 6-month review and objective observations for the time he was here. He did an assessment of the facilities, and reviewed Village of Antioch park facilities vs. the national standards. Park amenities are met or exceeded in most areas, and there are various special use amenities such as the bandshell and splash pad. He commented that the inventory of parks is strong, however, some amenities could use a bump. The condition of many facilities need work or repair. He commended the Village for adapting and doing the best they could with available resources. Director Nehila added that ADA access should be updated, which many agencies are also working toward. He discussed the structure and breakdown of the Parks and Recreation staffing and made a recommendation that the next director is familiar with ground leaf weed control and playground requirements.

Trustee Macek asked what is being done at the Heron Harbor Park. Administrator Guttschow responded that it is not forgotten, and will be addressed when the capital budget is drafted. He added that when Director Nehila was brought in, it was with a limited time frame, and a rare opportunity to utilize his expertise in providing an assessment of the state of the parks; it was not for future capital

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planning projects. Mayor Gartner commented on the attempt to get an OSLAD grant for the Heron Harbor park, but the consultant thought Centennial would be more apt to obtain the grant.

Director Nehila recommended some simple improvements that can be achieved without large capital outlay. A competitive marketing analysis was done for programming and park facility rental. The preschool charges show a dramatic difference from local competitors, which will be brought before the Park Commission next week. He discussed contractual programs, and class cancellations that can be difficult logistically and time consuming for staff.

Mayor Gartner asked Director Nehila to review the Parks Master Plan and assist in prioritizing the projects.

Assistant Village Administrator (AVA) Jim Moran, discussed the current programs and camps offered by the Parks & Recreation Department. He discussed the high cancellation rate in the Village of Antioch, and declining enrollment and increased competition. AVA Moran presented the financial losses realized annually for the programs and camps. He discussed the potential framework for a plan to collaborate with the Lindenhurst Park District. The Village will continue to operate the aqua center. Lindenhurst could operate Camp Crayon as soon as September, 2025. He further discussed timelines in which Lindenhurst could assume full operations of summer camps and programming. AVA Moran said this is an opportunity to expand services to residents without placing an additional burden on property owners. Antioch's focus will be on parks maintenance and facilities. He asked the Board for their feedback on the proposed next steps, and said he and Administrator Guttschow will update staff and continue conversations with Lindenhurst on how to move forward. Mayor Gartner commented on the cost benefit to residents, and how Lindenhurst Park District will be paid. AVA Moran said staff will work on a fee structure once we get past the concept, but don't have specifics at this time.

Trustee Pierce expressed concern with priority registration, and asked to have the Township involved so their residents can be included. Chief Guttschow asked how that could be structured. He commented that the costs would be funded by Village tax dollars, and the Township has an opportunity to do something similar. Trustee Pierce commented on camp crayon and summer camp losses, and competing costs for other preschool programs. He added that safety should be the highest priority. Administrator Guttschow relayed that the main concern raised by Camp Crayon staff when discussing the program was safety. He added that cost increases still wouldn't eliminate the loss realized by the program.

Trustee Pedersen commented on Camp Crayon, and said that it was previously a camp without certified teachers at the scout house.

Trustee Bluthardt said a detailed communications plan needs to be put in place before it's executed, including town hall meetings. He thinks there will be a lot of questions, and we should get ahead of those concerns. He asked if there were any discussions about Lindenhurst wishing to expand their park district to include Antioch. Administrator Guttschow replied that they did convey that their long term strategic plan is to grow and expand their current offerings. Trustee Bluthardt said he likes the idea if it gives our residents more access to programming.

Trustee McNeill asked how long the agreement would be in place. AVA Moran said a 3-year agreement is currently being proposed with an opportunity to assess. Trustee McNeill expressed concern with the pool reaching capacity if partnering with Lindenhurst and making it unavailable to Village residents. She also asked if some programming would remain in Antioch and AVA Moran said Lindenhurst indicated they would like to have a presence in Antioch.

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AVA Moran and Administrator Guttschow will talk with staff in order to be transparent, and continue the conversation with Lindenhurst to draft an agreement for review.

**3. Discussion regarding a text amendment to the Village's Zoning Ordinance, Title 10, creating a Section 10-5-14 establishing regulations related to Residential and Commercial Lighting** – Director Coppari reviewed the proposed text amendment which deals with enforcement on older properties. He provided an overview of the amended code sections, including new requirements for inspections, and an opportunity for lighting variances. He does not expect everyone to comply overnight, but this will provide legal teeth for enforcement. Director Coppari said enforcement will be mainly commercial, but could also be residential. He clarified the need for a standard to measure luminosity.

Trustee Bluthardt asked staff to ensure lighting at Sequoit Creek Park is in compliance with the proposed ordinance amendments.

This item will be placed on the next Village Board agenda for consideration.

**4. Discussion regarding a text amendment to the Village's Zoning Ordinance Section 10-14-3(A)(9) which regulates political signage within the Village** – Attorney Vasselli reviewed the proposed ordinance, which brings Village code in compliance with federal and state statutes. Director Coppari commented that we cannot regulate content or a time limit which is being removed. This item will be placed on the next Village Board agenda for consideration.

**5. Discussion regarding a text amendment to the Village Code amending sections 4-2B-6 and 4-14-4 of the Antioch Village Code regarding licensees selling products containing Tetrahydrocannabinol** – Administrator Guttschow reviewed the previously approved ordinance prohibiting licensees from selling Delta 8 products. This amendment expands the products they are prohibited from selling. Trustee Bluthardt asked for the status of the state bill. Attorney Vasselli discussed the status of the bill banning these products, and said the bill was not called. Trustee Pierce asked if there is any way to limit the sale of current inventory to a time limit rather than when it's gone. Attorney Vasselli said flexibility is necessary because it does not allow us to take property that has been purchased. This item will be placed on the next Village Board agenda for consideration.

**6. Discussion regarding a text amendment to the Village Code amending 6-2-5-2 of the Antioch Village Code regarding advertising the distribution of alcohol or tobacco on Village property at events sponsored by the Village of Antioch, Illinois** – Mayor Gartner reviewed the proposed ordinance amendment which prohibits the advertising of alcohol at village-sponsored events. This item will be placed on the next Village Board agenda for consideration.

## **VI. Other Business**

None.

## **VII. Department Reports –**

**Police:** Commander Smith discussed training and staffing in the department. He relayed that SRO Macko recently completed ALICE training, and Officer Piper has concluded his training at academy. Officers Grogan and Carrillo are on track to graduate in April, 2025 and begin sole patrol in August. He discussed the process of training, release to solo patrol, and the resources required to accomplish this, which results in overtime. The department expects the trend to continue into the next fiscal year. He congratulated Chief Guttschow on his re-election to the Lake County Chief of Police Executive Board.

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Community Development: Mayor Gartner discussed a recent meeting with a group about their plans for the St. Peters site. Director Coppari reviewed the initial proposal from the group. Trustee Macek asked if that could be put into a planned unit development (PUD). Mayor Gartner commended Director Coppari on the questions he asked during the meeting, preparing the applicant for the Planning and Village Boards. Director Coppari recommended a PUD based on the size of the property and number of units.

Director Coppari also discussed his plan for code enforcement in a gradual manner, while being respectful for members of the community.

### **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 9:03 pm.

Respectfully submitted,

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Lori K. Romine, RMC/CMC  
Village Clerk