

# APPROVED MINUTES

**VILLAGE OF ANTIOCH  
BOARD OF TRUSTEES – REGULAR MEETING  
Regular Meeting – Antioch Senior Center: 817 Holbek, Antioch, IL 60002  
Call In 312-626-6799 Access Code: 592-598-564  
March 8, 2021**

## **I. CALL TO ORDER**

Mayor Hanson called the March 8, 2021 regular meeting of the Board of Trustees to order at 7:00 pm at the Antioch Senior Center and via zoom.

## **II. PLEDGE OF ALLEGIANCE**

The Mayor and Board of Trustees led the Pledge of Allegiance.

## **III. ROLL CALL**

Roll call indicated the following Trustees were present: Pierce, Macek, Pedersen, Dominiak and Johnson. Also present were Mayor Hanson, Attorney Long, Administrator Keim and Clerk Romine. Absent: Trustee Poulos.

## **IV. MAYORAL REPORT**

**1. Antioch Queen Portrait Presentation** – Antioch Queens Lindsey Lubicz, Fiona Serifov and Hailey Wickert presented their portrait to Mayor Hanson.

### **Citizens Wishing to Address the Board**

Mr. Mike O'Mara, Oakwood Drive resident, updated the Village Board on the status of the survey circulated to the residents in the area. The Oakwood Knolls Property Owners Association (OKPOA) has formally requested that the Village vacate the Park Avenue right-of-way as it is the only access to the OKPOA pier and park area. OKPOA would like to relieve the Village of the responsibility to maintain the right-of-way, and will take responsibility for that maintenance. He discussed amenities the association would like to place at the park, and the development and improvements of the park. He read aloud a message from the OKPOA, and said there has been a presence in the neighborhood for a long time. Mr. O'Mara discussed the risk of OKPOA dissolving and what it means to the residents in the area. He spoke about the boat launch, and support from previous administrations. The OKPOA would like Village staff present to tabulate the surveys and would like to be placed on a special meeting prior to the committee of the whole meeting in order to get a vote from the current administration on whether or not they support Oakwood Knolls and their request for vacation of the right-of-way.

Ms. Claudette Skvarce, Lakewood Drive resident, discussed the survey distributed by the OKPOA and water condition of the lake saying the water is good but the weeds are horrific. She expressed concern about adding a boat launch with a weed problem, and the safety of such installation. She asked if there is an EPA permit needed to install a pier, and if approved, what the rental fees would be. She asked how it will be maintained, and if a group will do it, and the frequency. She would like to see a commitment that there will be a group to maintain the area. Ms. Skvarce said she is not in favor of the Village giving away property, and asked if Oakwood Knolls owns the property under the water.

## **V. Consent Agenda**

Item #2 – Consideration of a Resolution Authorizing the Village Administrator to negotiate and execute a marketing agreement with “All Together” and “The Clue Group” was removed from the

# APPROVED MINUTES

consent agenda and placed under regular business. Trustee Pierce moved, seconded by Trustee Pedersen to approve the following consent agenda items as presented:

**1. Approval of the February 8, 2021 Regular Meeting Minutes as presented**

**3. Approval of a Resolution authorizing the Village Administrator to execute a contract with Lauterbach & Amen, LLP for the purpose of providing auditing services to the Village of Antioch – Resolution No. 21-10**

Upon roll call, the vote was:

**YES: 5:** Pierce, Macek, Pedersen, Dominiak and Johnson.

**NO: 0.**

**ABSENT: 1:** Poulos.

**THE MOTION CARRIED.**

## VI. Regular Business

**2. Consideration of a Resolution Authorizing the Village Administrator to negotiate and execute a marketing agreement with “All Together” and “The Clue Group”** - Trustee Pedersen moved, seconded by Trustee Pierce, to approve **Resolution No. 21-08** authorizing the Village Administrator to negotiate and execute a marketing agreement with “All Together” and “The Clue Group”.

Trustee Macek said the role and overlap between All Together and Lakota was unclear. Administrator Keim said there is very little overlap since one is to develop a marketing strategy and the other is to design hardscapes and landscapes. Both will utilize public input and solicit ideas from the public, but are designed to do very different things. Trustee Macek thinks it would be better to bring this back when Lakota starts with their process and have a better understanding of what they will do, and he would like to see this delayed.

Trustee Pedersen clarified that this company will be used to help with economic development. Administrator Keim replied that they could also be used for messaging or to assist with Visit Lake County campaigns and selling the community. The goal is to help bring visitors, businesses and current residents into town, and make the village look attractive to any market. If Lakota designs improvements, it may become some part of the messaging that goes out and is highlighted.

Trustee Dominiak had similar concerns regarding the timing of this proposal. She thought some downtown marketing needs to be done before an overall marketing strategy. She does not question this firm, but questions the timing, and is not sure what they will be marketing until we know what we are doing. She expressed concern with recommendations to hire a consultant without first approving the budget, and concerns with using taxpayer resources to redesign the logo, particularly after directional and wayfinding signage was just installed.

Trustee Johnson agreed that the timing may be off, but also agrees that things need to get started. Approving this now would give them more of a head start and it might make more sense for them to go ahead and get started with the process.

Administrator Keim clarified that they are also in favor of the logo, but may make some minor tweaks.

Trustee Macek suggested changing the use of “Pittman” to another name, and provided suggestions. Trustee Pierce agreed that another name needs to be used for the park. He said businesses have struggled for over a year and they want to know how the Village will help them and get their message out. He thinks we’ve found a good solid group with a lot of experience, and thinks we need to start moving forward to help our town and start selling Antioch. He said the Board has the

# APPROVED MINUTES

opportunity and option to reject their recommendations throughout the process, and he would like to move forward and tweak things as needed.

Mayor Hanson said we can't stop, and need to keep moving forward. Director Garrigan will be in charge of this group, and the Economic Development Task Force will help give them input. Both groups can work hand-in-hand. Mayor Hanson said that if we wait, we may not help the struggling businesses.

Ms. Rachael Smith, All Together, discussed the timing of this with the other project, and said they are separate projects, but both advance the goal of moving Antioch forward. All Together will determine what the story of Antioch is and develop a strategy moving forward into the future.

Ms. Marisa Schulz, All Together, thinks Antioch is more than its downtown with recreation, amenities, and nature, and wants to celebrate all of Antioch. She said there are other municipalities working on similar projects, and said we will have a very active audience as things begin to open up after the pandemic.

Upon roll call, the vote was:

**YES: 5:** Pierce, Macek, Pedersen, Dominiak, and Johnson.

**NO: 0.**

**ABSENT: 1:** Poulos.

**THE MOTION CARRIED.**

#### **4. Consideration to ratify the February 22, 2021 accounts payable as prepared by staff –**

Trustee Dominiak moved, seconded by Trustee Pierce, to ratify the payment of the February 22, 2021 accounts payable in the amount of \$228,579.54. Upon roll call, the vote was:

**YES: 5:** Pierce, Macek, Pedersen, Dominiak and Johnson.

**NO: 0.**

**ABSENT: 1:** Poulos.

**THE MOTION CARRIED.**

#### **5. Consideration of payment of accounts payable as prepared by staff –**

Trustee Dominiak moved, seconded by Trustee Johnson, to approve payment of accounts payable in the amount of \$178,247.58. Trustee Pierce commented that \$83,000 of the total is for invoices over \$10,000. Upon roll call, the vote was:

**YES: 5:** Pierce, Macek, Pedersen, Dominiak and Johnson.

**NO: 0.**

**ABSENT: 1:** Poulos

**THE MOTION CARRIED.**

#### **6. Consideration of an Emergency Ordinance ratifying and extending the Mayoral declaration of Emergency relating to Coronavirus –**

Trustee Macek moved, seconded by Trustee Pedersen, to approve **Ordinance No. 21-03-04** ratifying and extending the Mayoral declaration of Emergency relating to coronavirus, waiving the second reading.

Trustee Pierce discussed the federal government covid relief fund, and said it may require a special meeting on how to use that money. Administrator Keim commented that the Village is listed to receive \$1.75 million on the distributed spreadsheet, but does not yet know if that's an up-to amount or eligible amount.

Upon roll call, the vote was:

**YES: 5:** Pierce, Macek, Pedersen, Dominiak and Johnson.

## APPROVED MINUTES

**NO: 0.**

**ABSENT: 1:** Poulos.

**THE MOTION CARRIED.**

**7. Consideration of an Ordinance approving issuance of a Class “J” BYOB License to Crystal Nails and Spa of Antioch PLLC –** Trustee Dominiak moved, seconded by Trustee Pedersen to approve **Ordinance No. 21-03-05** approving issuance of a Class “J” BYOB License to Crystal Nails and Spa of Antioch PLLC, waiving the second reading. Upon roll call, the vote was:

**YES: 5:** Pierce, Macek, Pedersen, Dominiak and Johnson.

**NO: 0.**

**ABSENT: 1:** Poulos.

**THE MOTION CARRIED.**

**8. Consideration of an Ordinance approving issuance of a Class “J” BYOB License to Drivetime Indoor Golf, LLC –** Trustee Macek moved, seconded by Trustee Johnson, to approve **Ordinance No. 21-03-06** approving issuance of a Class “J” BYOB License to Drivetime Indoor Golf, LLC, waiving the second reading. Upon roll call, the vote was:

**YES: 5:** Pierce, Macek, Pedersen, Dominiak and Johnson.

**NO: 0.**

**ABSENT: 1:** Poulos.

**THE MOTION CARRIED.**

**9. Consideration of Resolution Authorizing the Closure of Route 83 (Main Street) for the Annual Easter Parade on Saturday, April 3, 2021 at 10:30 am –** Trustee Pierce moved, seconded by Trustee Dominiak, to approve **Resolution No. 21-11** authorizing the closure of Route 83 (Main Street) for the Annual Easter Parade on Saturday, April 3, 2021 at 10:30 am

Administrator Keim said normally this is a mundane task to close Route 83 for a parade. In this case, we are still in a pandemic, and this would be the Village’s first attempt to have a parade, and advised the Board that if they approve this resolution, staff will move forward with having an Easter parade. He cautioned the board that they could be criticized either way. Staff is prepared to continue with an Easter parade, following the Governor’s orders, but it needs to be done in a responsible and safe manner. Administrator Keim advised that voting yes on this resolution will be directing staff to proceed with an Easter parade.

Trustee Pierce said if major league baseball fields are open for opening day, having an Easter parade is just as important to our community. But he wants to make sure staff gets the message out that it should be done safely.

Trustee Macek discussed freedom of religion, and said if people are fearful, they won’t attend. He thinks an Easter parade is needed.

Trustees Pedersen, Dominiak and Johnson and Mayor Hanson are in favor of having the parade as long as it’s done safely.

Upon roll call, the vote was:

**YES: 5:** Pierce, Macek, Pedersen, Dominiak and Johnson.

**NO: 0.**

**ABSENT: 1:** Poulos.

**THE MOTION CARRIED.**

## APPROVED MINUTES

**10. Consideration of a Resolution Authorizing the Closure of Route 83 (Main Street) for the Annual 4<sup>th</sup> of July Parade on Sunday, July 4, 2021 at 10:30 am** – Trustee Pedersen moved, seconded by Trustee Johnson, to approve **Resolution No. 21-12** authorizing the closure of Route 83 (Main Street) for the Annual 4<sup>th</sup> of July Parade on Sunday, July 4, 2021 at 10:30 am.

Trustee Pedersen commented that there are substantially more people coming to town for the 4<sup>th</sup> of July parade, and would like to extend the parade route to give people a place to spread out and enjoy the parade. She recommended it be extended to North Avenue, which has been done in the past for the Jubilee and the 100<sup>th</sup> anniversary of Antioch.

Trustee Dominiak likes the suggestion to extend the parade due to the increased crowd and length of the parade. Administrator Keim said staff has begun discussions for lengthening the parade route.

Trustee Johnson thinks it will be appreciated by the businesses and residents that live north of Williams.

Trustee Macek said he wants something on our website about AllVax. Administrator Keim discussed the struggle at the county level in getting vaccines. Over 200,000 are registered, but some places are only getting 1,000 doses/week. Attorney Long added that 9% of US population has been vaccinated, and Lake County is currently at 20%.

Upon roll call, the vote was:

**YES: 5:** Pierce, Macek, Pedersen, Dominiak and Johnson.

**NO: 0.**

**ABSENT: 1:** Poulos.

**THE MOTION CARRIED.**

**11. Consideration to direct the Village Attorney to draft a resolution for a Business Incentive Grant for Fire Guys Tinting in the amount of \$6,900.00** – Director Garrigan presented the request for a Business Incentive Grant in the amount of \$6,900 for the installation of a canopy. Staff has scored the applicant based on the defined criteria, and they were given a score of 13 out of 36. The proposed canopy would improve the aesthetics, but the impact and sales tax criteria were scored lower.

Trustee Pierce moved, seconded by Trustee Pedersen, to place the item on the floor.

Trustee Pierce said he is struggling with benefit when the score is almost 1/3 of total score. Director Garrigan said staff did not score the impact of the overall appearance, but looks at the possibility of the improvement to generate additional sales tax. Director Garrigan discussed costs for the building material, and said the applicant has constructed a quality building based on Village Board requests.

Trustee Macek discussed the request from the Chase building which was denied and would like to see that brought back for reconsideration. He said he can't approve this request, but would like to see Chase come back for reconsideration.

Trustee Pedersen said this building is on the Route 83 corridor coming into town, and likes the investment made into the building by the applicant, and the proposed improvement to the corridor, and supports this request.

## APPROVED MINUTES

Trustee Dominiak thinks there is a fiduciary responsibility to the taxpayers, and said a ranking system was developed for a reason and should be used. The criteria were developed in order to determine how to approve grant requests, and she could not support this based on the current ranking.

Trustee Johnson agrees with Trustee Pedersen, and thinks the beautification of key areas in the Village increase the value of surrounding properties, and increases home values and sales, which will help bring businesses into town.

Mayor Hanson believes the economic impact ranking could be increased for this applicant, and said awnings could attract and improve sales. Trustees discussed the impact of canopies on increased sales tax, and how that's taken into consideration.

Trustee Pierce discussed the grant provided to the Scarpelli auto shop and how the grant helped to improve that building.

Trustee Pierce moved, seconded by Trustee Pedersen to authorize the attorney to draft a resolution approving the business incentive grant for Fire Guys Tinting in the amount of \$6,900. Upon roll call, the vote was:

**YES: 4:** Pierce, Macek, Pedersen and Johnson.

**NO: 1:** Dominiak.

**ABSENT: 1:** Poulos.

**THE MOTION CARRIED.**

**12. Consideration of an Ordinance granting R-3 zoning to the property known as the “Fox Parcel” located on Anita Avenue (PZB 21-01 RZ)** – Director Garrigan presented the request for rezoning, which was inadvertently rezoned in 2011 as part of a zoning map amendment. The owner of the property originally purchased it for manufacturing purposes, but contacted staff with a request for rezoning to R-3 multi-family based on the current uses of surrounding properties. Director Garrigan discussed surrounding properties, their zoning and uses. The proposed rezoning would allow small multi-family or a couple of townhomes. Trustee Dominiak moved, seconded by Trustee Pedersen, to approve **Ordinance No. 21-03-07** granting a R-3 zoning to the property known as the “Fox Parcel” located on Anita Avenue (PZB 21-01 RZ), waiving the second reading.

Trustee Dominiak said this is just rezoning and not approving any kind of building or development. Director Garrigan responded that there will be a site plan review process, and the board will have an opportunity to review at that time.

Upon roll call, the vote was:

**YES: 5:** Pierce, Macek, Pedersen, Dominiak and Johnson.

**NO: 0.**

**ABSENT: 1:** Poulos.

**THE MOTION CARRIED.**

**13. Consideration of a Resolution Approving Small Business Grants** – Director Garrigan discussed the small business grant program approved by the Village Board, and presented qualified applicants recommended for approval for grants in this resolution.

Trustee Dominiak moved, seconded by Trustee Pierce, to approve **Resolution No. 21-13** approving Small Business Grants.

## APPROVED MINUTES

Trustee Pierce discussed the potential for additional funding and suggested staff look at helping the property owners somehow beyond the water bill relief given so far.

Trustee Dominiak supports this and would like to see who else applied and why they did not meet the established criteria. She discussed businesses that didn't qualify because they received other grants, but could still really use the grant for their business. Trustee Dominiak would like to discuss the small business grant criteria at the next committee of the whole meeting.

Trustee Johnson agrees, and thinks some of the grants provided need to be paid back, which didn't ultimately help the business owners.

Trustee Macek expressed concern with identifying specific businesses and their struggles through the application and approval process.

Upon roll call, the vote was:

**YES: 5:** Pierce, Macek, Pedersen, Dominiak and Johnson.

**NO: 0.**

**ABSENT: 1:** Poulos.

**THE MOTION CARRIED.**

**14. Consideration of a Resolution approving a release and settlement agreement with North Shore Gas in the amount of \$2,830.68** – Attorney Long explained that an auditing firm identified missing taxes from some properties in collecting a utility tax, which this settlement addresses.

Trustee Pierce moved, seconded by Trustee Johnson, to approve **Resolution No. 21-14** approving a release and settlement agreement with North Shore Gas in the amount of \$2,830.68. Upon roll call, the vote was:

**YES: 5:** Pierce, Macek, Pedersen, Dominiak and Johnson.

**NO: 0.**

**ABSENT: 1:** Poulos.

**THE MOTION CARRIED.**

**15. Consideration of a Resolution regarding the release and non-release of certain minutes of executive session** – Trustee Macek moved, seconded by Trustee Pierce, to approve **Resolution No. 21-15** regarding the release and non-release of certain minutes of executive session.

Upon roll call, the vote was:

**YES: 5:** Pierce, Macek, Pedersen, Dominiak, and Johnson.

**NO: 0.**

**ABSENT: 1:** Poulos.

**THE MOTION CARRIED.**

**16. Consideration of an Ordinance Formally Adopting the Zoning Map Effective March 15, 2021 for the Village of Antioch** – Trustee Dominiak moved, seconded by Trustee Pedersen, to approve **Ordinance No. 21-03-08** formally adopting the zoning map effective March 15, 2021 for the Village of Antioch, waiving the second reading. Upon roll call, the vote was:

**YES: 5:** Pierce, Macek, Pedersen, Dominiak and Johnson.

**NO: 0.**

**ABSENT: 1:** Poulos.

**THE MOTION CARRIED.**

# APPROVED MINUTES

## **VII. Administrator's Report**

Administrator Keim said the vaccines he planned to report on were already discussed.

## **VIII. Village Clerk's Report**

No report.

## **IX. Trustee Reports**

Trustee Dominiak announced the upcoming Planning & Zoning Board meeting this week. She also asked for clarification on a resolution that was corrected and placed on the website. Attorney Long explained that there was an error in recording the vote and it did not involve changes in the body of the resolution. In future, Trustee Dominiak would like board to be made aware of such corrections. Trustee Dominiak said timing is critical for the grants, and discussed Women's History Month in March, and said she would like a proclamation honoring women, particularly women serving the Village of Antioch.

Trustee Johnson thanked Jason Belucci for working with police and fire departments in getting them vaccinated. Chief Guttschow said officers went to the vaccination clinic today and it all went smoothly.

## **X. EXECUTIVE SESSION – Personnel and Pending Litigation, Lease of Village Property, Collective Bargaining – property**

- Trustee Dominiak moved, seconded by Trustee Pierce, to enter executive session at 8:45 for property acquisition, with no action to be taken afterwards. Upon roll call, the vote was:

**YES: 5:** Pierce, Macek, Pedersen, Dominiak and Johnson.

**NO: 0.**

**ABSENT: 1:** Poulos.

**THE MOTION CARRIED.**

Trustee Pierce moved, seconded by Trustee Dominiak, to exit executive session 9:00 pm with no action taken. Upon roll call, the vote was:

**YES: 5:** Pierce, Macek, Pedersen, Dominiak and Johnson.

**NO: 0.**

**ABSENT: 1:** Poulos.

**THE MOTION CARRIED.**

## **XI. ADJOURNMENT**

There being no further discussion, the Village Board of Trustees regular meeting adjourned at 9:00 pm.

Respectfully submitted,

---

Lori K. Romine, RMC/CMC  
Village Clerk