

# APPROVED MINUTES

## VILLAGE OF ANTIOCH - BOARD OF TRUSTEES PUBLIC HEARING – 6:30 PM

Antioch Municipal Building: 874 Main Street, Antioch, IL 60002  
Virtual Meeting – Call In 1-312-626-6799 Access Code: 592-598-564  
April 10, 2024

### **I. CALL TO ORDER**

Mayor Gartner called the April 10, 2024 Public Hearing to order at 6:35 pm at the Village of Antioch Municipal Building: 874 Main Street, Antioch, IL 60002.

### **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: Burman, Bluthardt, McNeill, Macek and Pedersen. Also present were Mayor Gartner, Attorney Vasselli, Administrator Gutschow and Clerk Romine. Absent: Trustee Pierce.

**IV. PUBLIC HEARING to consider a proposed redevelopment plan and project, the proposed designation and approval of the Antioch Marketplace Redevelopment Project Area/TIF District, and the adoption of tax increment allocation financing therefore** – Clerk Romine administered the oath to those who wished to testify. Attorney Vasselli provided an overview of the proposed TIF designation, district area and financing.

### **V. PUBLIC COMMENT**

Mr. Mike Hogan, neighboring resident, discussed stormwater management, and asked how much water runoff would go into the lake. How also asked how the taxes and lighting would affect the neighboring property owners.

Mr. Bob Churchill, attorney representing Connie and Clayton Larson, stated there are 3 parcels, and only two are included as a part of the TIF. He said his clients have no objection to the TIF or the development, but reminded the Board of an easement at his client's property from the North to Route 173, and said that easement must be protected as they own it. He added that Sequoit Creek runs through their property.

Mr. Tom Kuebler, asked what type of development is proposed for the project area, retail or industrial.

Ms. Glenna ODoul, president of Laguna Association, said there are several people aware of a situation that developed concerning water runoff. She presented several pictures which were provided to the Village Clerk for distribution to the Board. She said the neighbors are concerned with the health of the lake, which was a \$160,000 expense to treat last summer. She discussed potential contaminants in the runoff, and expressed concern with the health of the lake, how it may be impacted, and how the Village will address it. She added that there seem to be communication errors due to them being located in the Township and not the Village. Ms. ODoul asked the Board to keep in mind how it will impact them and the wildlife in the ecosystem.

Mr. Chuck Simpson, Laguna subdivision, expressed concern with the runoff going toward Sequoit Creek. He commented that the plans says public infrastructure will be improved, and is concerned with traffic and how it will be addressed.

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Mr. Tom Kuebler is at the corner of Lincoln and 173, asked what will happen with the roadway, and how it will affect his current in/out access.

Ms. Becky Masik, Village resident and President of the Library Board, asked if there would be any businesses within the TIF that are already paying taxes in Antioch. She further asked if we are relocating taxpayers into the TIF and how any loss of tax dollars may be covered.

Mr. Antone Arnold spoke against the TIF.

Mayor Gartner thanked those who attended to voice their concerns.

Ms. Nancy Vetter, Lincoln Drive resident, discussed a previous meeting regarding the proposal for the parcel at the south side of route 173. She expressed concern with the runoff, the clearing of the area and asked about the vacant property which has yet to be developed.

Trustee Pedersen moved, seconded by Trustee Burman, to close the public hearing. Upon roll call, the vote was:

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

**NO: 0.**

**ABSENT: 1:** Pierce.

**THE MOTION CARRIED.**

## **VI. ADJOURNMENT**

There being no further discussion, the Village Board of Trustees Public Hearing adjourned at 7:01 p.m.

Respectfully submitted,

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Lori K. Romine, RMC/CMC  
Village Clerk