

# APPROVED MINUTES

**VILLAGE OF ANTIOCH**  
**BOARD OF TRUSTEES – REGULAR MEETING**  
Village of Antioch, Lake County, Illinois  
Municipal Building: 874 Main Street, Antioch, IL 60002  
June 26, 2024

## **I. CALL TO ORDER**

Mayor Gartner called the June 26, 2024 regular meeting of the Board of Trustees to order at 6:44 pm at the Antioch Municipal Building located at 874 Main Street, Antioch, IL 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: Burman, Bluthardt, McNeill, Macek and Pedersen. Also present were Mayor Gartner, Administrator Guttschow, Attorney Vasselli and Clerk Romine. Absent: Trustee Pierce.

## **IV. Absent Trustees Wishing to Attend Remotely**

There were no Trustees wishing to attend remotely.

## **V. Mayoral Report**

Mayor Gartner invited everyone to attend the 4<sup>th</sup> of July celebration in Antioch next week, and announced the upcoming opening of the park.

**Tenli Madriles 2024 IKWF State Wrestling Champion** – not present.

**Isabella Culotta 2023 State Gymnastics Floor Champion and 2024 regional vault champion** – Mayor Garter read aloud a list of Isabellas accomplishments throughout her gymnastics career.

**Appoint Jose Martinez to the Planning and Zoning Board with a term ending 2027** – Trustee Bluthardt moved, seconded by Trustee Burman, to confirm the appointment of Jose Martinez to the Planning and Zoning Board with a term ending 2027.

Upon roll call, the vote was:

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

**NO: 0.**

**ABSENT: 1:** Pierce.

**THE MOTION CARRIED.**

**Re-appoint Jim Kinney to the Police & Fire Commission with a term ending 2027** - Trustee Macek moved, seconded by Trustee Pedersen, to confirm the re-appointment of Jim Kinney to the Police & Fire Commission with a term ending 2027.

Upon roll call, the vote was:

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

**NO: 0.**

**ABSENT: 1:** Pierce.

**THE MOTION CARRIED.**

*Trustee Pierce arrived at 6:49pm*

Clerk Romine administered the oath of office to Planning and Zoning Board member Jose Martinez and Police & Fire Commissioner Jim Kinney.

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## Citizens Wishing to Address the Board

Mr. Tom Gibaldo, Township resident, discussed the proposed solar farm near his property on Beach Grove Road. He discussed the impacts of the solar farm to his neighborhood, and urged the Board to consider objecting to the pending House Bill.

Ms. Glenna O'Doul, Township resident, discussed proposed Kia Dealership, and her perception of retail marketing she believes may not be sustainable. She discussed silt inflow from the site, and presented timelines of the incidents that impacted Loon Lake. She asked why her area cannot be represented by a seat on the Village Board. She expressed concern that they will lose residents that care about the lake.

Mayor Gartner discussed the agenda item related to solar farms and solar energy. He said the proposed solar farm on North Avenue will either be on that site in the Village of Antioch, or on that site in unincorporated Lake County. If it remains in the Village, certain rules, regulations and buffering can be enforced. This item is more about us being able to control how the Village looks, and he said the Village standards are extremely different than those of Lake County. He said the group presenting this item has been very responsive to requests made by the Village of Antioch.

## VI. Consent Agenda

Trustee Macek moved, seconded by Trustee Burman, to approve the following consent agenda items as presented:

1. **Approval of the June 5, 2023 Village Board Meeting Minutes as presented**
2. **Approval of an Ordinance Authorizing and approving an Intergovernmental Agreement Establishing Lake Consolidated Emergency Communications for the Village of Antioch, Illinois – Ordinance No. 24-06-32**
3. **Approval of Resolution appointing certain members to the Lake Consolidated Emergency Communications Member Board of Directors for the Village of Antioch, Illinois – Resolution No. 24-48**
4. **Approval of an Ordinance authorizing and approving an Intergovernmental Agreement between the Board of Education of Antioch Community Consolidated School District No. 34 and the Village of Antioch (Shared Use of Facilities) - Ordinance No. 24-06-33**
5. **Approval of Resolution approving the 2024 Tag Day Schedule – Resolution No. 24-49**

Upon roll call, the vote was:

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

**NO: 0.**

**ABSENT: 0.**

**THE MOTION CARRIED.**

## VII. Regular Business

**6. Consideration and approval of payment of accounts payable as prepared by staff in the amount of \$564,897.76** – Trustee Macek moved, seconded by Trustee McNeill, to approve payment of accounts payable in the amount of \$564,897.76.

Upon roll call, the vote was:

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

**NO: 0.**

**ABSENT: 0.**

**THE MOTION CARRIED.**

**7. Consideration and approval of an Ordinance Approving the Antioch Marketplace Redevelopment Plan and Project for the Village of Antioch, Illinois Pursuant to the Tax Increment Allocation Redevelopment Act** - Trustee Macek moved, seconded by Trustee Pierce, to approve **Ordinance No. 24-06-34** Approving the Antioch Marketplace Redevelopment Plan and Project for the Village of Antioch,

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Illinois Pursuant to the Tax Increment Allocation Redevelopment Act, waiving the second reading. Upon roll call, the vote was:

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

**NO: 0.**

**ABSENT: 0.**

**THE MOTION CARRIED.**

**8. Consideration and approval of an Ordinance Designating the Antioch Marketplace Redevelopment Project Area/TIF District for the Village of Antioch, Illinois Pursuant to the Tax Increment Allocation Redevelopment Act** - Trustee Macek moved, seconded by Trustee Pierce, to approve **Ordinance No. 24-06-35** Designating the Antioch Marketplace Redevelopment Project Area/TIF District for the Village of Antioch, Illinois Pursuant to the Tax Increment Allocation Redevelopment Act, waiving the second reading. Upon roll call, the vote was:

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

**NO: 0.**

**ABSENT: 0.**

**THE MOTION CARRIED.**

**9. Consideration and approval of an Ordinance Adopting Tax Increment Allocation Financing for the Antioch Marketplace Redevelopment Project Area/TIF District for the Village of Antioch, Illinois –** Trustee Macek moved, seconded by Trustee Pierce, to approve **Ordinance No. 24-06-36** Adopting Tax Increment Allocation Financing for the Antioch Marketplace Redevelopment Project Area/TIF District for the Village of Antioch, Illinois, waiving the second reading. Upon roll call, the vote was:

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

**NO: 0.**

**ABSENT: 0.**

**THE MOTION CARRIED.**

**10. Consideration and approval of an Ordinance granting land use relief for the property located at 650 East North Avenue, Antioch, Illinois (*Special Use Permit - Solar Farm*)** - Trustee Macek moved, seconded by Trustee Pierce, to approve **Ordinance No. 24-06-37** granting land use relief for the property located at 650 East North Avenue, Antioch, Illinois (*Special Use Permit - Solar Farm*), waiving the second reading. Upon roll call, the vote was:

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

**NO: 1:** Burman.

**ABSENT: 0.**

**THE MOTION CARRIED.**

**11. Consideration and approval of an Ordinance granting a variance from certain requirements related to commercial solar farms for 650 East North Avenue, Antioch, Illinois** - Trustee Macek moved, seconded by Trustee Pierce, to approve **Ordinance No. 24-06-38** granting a variance from certain requirements related to commercial solar farms for 650 East North Avenue, Antioch, Illinois, waiving the second reading. Upon roll call, the vote was:

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

**NO: 1:** Burman.

**ABSENT: 0.**

**THE MOTION CARRIED.**

**12. Consideration and approval of a Resolution authorizing and approving a Community Benefit Agreement with RPIL Solar 4, LLC and the Village of Antioch, Illinois** - Trustee Macek moved, seconded by Trustee Pierce, to approve **Resolution No. 24-50** authorizing and approving a Community Benefit Agreement with RPIL Solar 4, LLC and the Village of Antioch, Illinois.

Trustee Pierce asked that the funds be used for parks.

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Attorney Vasselli presented the community benefit agreement to help offset costs, and said it will be a condition of the special use permit, so if it is in breach, it would breach the special use. The document is subject to attorney review and approval. He said the document will ensure animal rights for agriculture, following applicable laws, and he spoke with the neighbors to ensure they are protected visually from the solar farm. It is the most generous agreement given in this industry at this time, and is \$75,000.

Trustee McNeill asked if this is still going to be coming to the Board. Attorney Vasselli said it will only come back if there are material changes, otherwise he will draft a memo with the changes to advise the Board.

Upon roll call, the vote was:

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

**NO: 0.**

**ABSENT: 0.**

**THE MOTION CARRIED.**

**13. Consideration and approval of a Resolution approving a site plan for real property located at the address commonly known as 650 East North Avenue, Antioch, Illinois (solar farm) –** Trustee Macek moved, seconded by Trustee Pierce, to approve **Resolution No. 24-51** approving a site plan for real property located at the address commonly known as 650 East North Avenue, Antioch, Illinois (solar farm). Upon roll call, the vote was:

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

**NO: 1:** Burman.

**ABSENT: 0.**

**THE MOTION CARRIED.**

**14. Consideration and approval of a Resolution approving an extension of the special use for Consume Cannabis (aka, Consume Antioch) for an additional six months for the property commonly known as 453 Main Street -** Trustee Bluthardt moved, seconded by Trustee Pedersen, to approve **Resolution No. 24-52** approving an extension of the special use for Consume Cannabis (aka, Consume Antioch) for an additional six months for the property commonly known as 453 Main Street. Upon roll call, the vote was:

**YES: 4:** Bluthardt, McNeill, Macek and Pedersen.

**NO: 2:** Burman and Pierce.

**ABSENT: 0.**

**THE MOTION CARRIED.**

**15. Consideration and approval of a Resolution authorizing and approving an agreement for professional services between Dan Shomon, Inc. and the Village of Antioch, Illinois -** Trustee Macek moved, seconded by Trustee Pedersen, to approve **Resolution No. 24-53** authorizing and approving an agreement for professional services between Dan Shomon, Inc. and the Village of Antioch, Illinois.

Attorney Vasselli advised that Mr. Shomon has already provided assistance with ongoing issues related to grants, and lobbying services. He added that he has tremendous depth related to legislative and executive offices in the State of Illinois. There is a 30-day termination clause in the contract.

Administrator Guttschow affirmed there has been more access since using Mr. Shomon under a short term contract. Staff has had great success with interactions with IDOT using these services. He added that this is not a budgeted expense.

Trustee Pierce discussed previous grant writers and lobbyists, and said they have disappeared. He asked how they will track whether the 30 days is good, and what he is actually doing for the money. Mayor Gartner said he would be able to give a quarterly update.

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Trustee Macek asked for a quarterly report on the geofencing and what we have done with that program.

Trustee Bluthardt asked where the funds would be taken from if it is an unbudgeted item. Administrator Guttschow said it would be used from contingency funds.

Upon roll call, the vote was:

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

**NO: 0.**

**ABSENT: 0.**

**THE MOTION CARRIED.**

### **VIII. Administrator's Report**

Administrator Guttschow discussed current projects, including the park which is having additional sod installed. Staff continues to work on the public works facility schematic and design. There was a meeting today on revised schematic for village hall, and expect to have a concept drawing to present at an upcoming meeting. He discussed the kickoff concert, and the concerns with handicapped parking, and travel from those parking spots to other areas at the concert. Staff will work on improving that for next year. Administrator Guttschow said Director Garrigan has been working on sending letters to property owners on file in order to schedule inspections for rental properties, and a software vendor has been selected. The Fourth of July celebration is being planned and security fencing will be used for the downtown block at the parade. He is hoping to get feedback on the quiet zone of the parade and where that should be. Staff proposed having a larger designated quiet zone from Park Avenue to Orchard Street. Administrator Guttschow said staff is currently in discussion with Lake County Public Works who are in the process of revitalizing the sanitary sewer project in order to provide sanitary sewer to chain of lakes area to help with many failing septic systems. Lake County has available funding to study where the waste would flow, and one option is the Antioch Treatment Facility. They are willing to do a study to determine if we have capacity for our residents, future growth, and if they can still utilize the system. He will be presenting a memorandum of understanding at a future meeting in order to conduct the study.

Trustees agreed to establish the quiet zone from Park to Orchard.

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

None.

### **X. Trustee Reports**

None.

### **XI. ADJOURNMENT**

There being no further discussion, the Village Board of Trustees regular meeting adjourned at 7:29 pm.

Respectfully submitted,

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Lori K. Romine, RMC/CMC  
Village Clerk