

# APPROVED MINUTES

**VILLAGE OF ANTIOCH**  
**BOARD OF TRUSTEES – REGULAR MEETING**  
Village of Antioch, Lake County, Illinois  
Municipal Building: 874 Main Street, Antioch, IL 60002  
July 24, 2024

## **I. CALL TO ORDER**

Mayor Gartner called the July 24, 2024 regular meeting of the Board of Trustees to order at 6:30 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, Pierce, Macek and Pedersen. Also present were Mayor Gartner, Administrator Guttschow, Attorney Vasselli and Clerk Romine. Absent: Trustee McNeill.

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

There were no Trustees wishing to attend remotely.

## **V. Mayoral Report**

Mayor Gartner recognized Disability Pride Month. Mayor Gartner also recognized the Executive Director of the Antioch Public Library, Jennifer Drinka, for her recent recognition as the 2024 Illinois Library Association Librarian of the Year.

Appoint Robert McCarty as Chairman to the Planning and Zoning Board with a term ending 2027 and appoint Samantha Misch to the Planning and Zoning Board with a term ending 2026 -

Trustee Macek moved, seconded by Trustee Pierce, to confirm the appointment of Robert McCarty as Chairman to the Planning and Zoning Board with a term ending 2027 and the appointment of Samantha Misch to the Planning and Zoning Board with a term ending 2026.

Upon roll call, the vote was:

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

**NO: 0.**

**ABSENT: 1:** McNeill.

**THE MOTION CARRIED.**

1. **Consideration and approval of a Resolution authorizing and approving the appointment of the Village Attorney and a related engagement agreement for the Village of Antioch, Illinois** - Trustee Pedersen moved, seconded by Trustee Burman, to approve Resolution No. 24-54 approving the appointment of the Village Attorney and a related engagement agreement for the Village of Antioch, Illinois.

Upon roll call, the vote was:

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

**NO: 0.**

**ABSENT: 1:** McNeill.

**THE MOTION CARRIED.**

*Clerk Romine administered the oath of office to Planning and Zoning Board member Samantha Misch.*

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

Mary Dominiak, village resident, discussed the Main Street initiative, and discussed upcoming meetings.

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Mr. Matt DeMartini thanked the Village of the last 7 years and a total of 9 years as prosecutor for the Village of Antioch, which he said has been a highlight of his career.

Mr. Joe Haley, village resident, thanked the Board for getting the Woods of Antioch project started. He discussed an upcoming HOA meeting and invited the Trustees to attend.

Ms. Carleen Wurster, village resident, expressed concern with the accessibility of the town, specifically Lake Street and the Post Office.

## **VI. Consent Agenda**

Trustee Bluthardt moved, seconded by Trustee Pierce, to approve the following consent agenda items as presented:

- 1. Approval of the June 26, 2024 Village Board Meeting Public Hearing and Regular Meeting Minutes as presented**
- 2. Approval of a Resolution authorizing a Special Event Liquor License to Professional Beverage Service LLC for the Village of Antioch's Sequoit Creek Park Grand Opening - *Resolution No. 24-55***

Upon roll call, the vote was:

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

**NO: 0.**

**ABSENT: 1:** McNeill.

**THE MOTION CARRIED.**

## **VII. Regular Business**

**3. Approval of an Ordinance authorizing the issuance of a BYOB License to EIKU, LLC d/b/a Queens Caribbean Kitchen located at 900 Main Street -** Trustee Bluthardt moved, seconded by Trustee Pedersen, to approve **Ordinance No. 24-07-39** authorizing the issuance of a BYOB License to EIKU, LLC d/b/a Queens Caribbean Kitchen located at 900 Main Street, waiving the second reading. Upon roll call, the vote was:

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

**NO: 0.**

**ABSENT: 1:** McNeill.

**THE MOTION CARRIED.**

**4. Approval of an Ordinance deleting and adding one Class "B" Restaurant Limited Service Liquor License for Lucky Koi, Inc d/b/a Asian Harbor to be located at 508 Orchard Street to reflect a change in corporate ownership - *Ordinance No. 24-07-40* -** Trustee Bluthardt moved, seconded by Trustee Burman, to approve **Ordinance No. 24-07-40** deleting and adding one Class "B" Restaurant Limited Service Liquor License for Lucky Koi, Inc d/b/a Asian Harbor to be located at 508 Orchard Street to reflect a change in corporate ownership, waiving the second reading. Upon roll call, the vote was:

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

**NO: 0.**

**ABSENT: 1:** McNeill.

**THE MOTION CARRIED.**

**5. Consideration and approval to ratify the July 10, 2024 payment of accounts payable as prepared by staff in the amount of \$3,144,471.92 –** Administrator Guttschow said nearly \$1.3 million is for the park construction.

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Trustee Pedersen moved, seconded by Trustee Bluthardt, to approve the ratification of payment of the July 10, 2024 accounts payable in the amount of \$3,144,471.92. Upon roll call, the vote was:

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

**NO: 0.**

**ABSENT: 1:** McNeill.

**THE MOTION CARRIED.**

**6. Consideration and approval of payment of accounts payable as prepared by staff in the amount of \$484,088.34** – Trustee Macek moved, seconded by Trustee Burman, to approve payment of accounts payable in the amount of \$484,088.34. Upon roll call, the vote was:

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

**NO: 0.**

**ABSENT: 1:** McNeill.

**THE MOTION CARRIED.**

**7. Consideration and approval of a Resolution authorizing and approving an employee leasing agreement for the Village of Antioch, Illinois (Interim Director of Parks & Recreation)** - Trustee Macek moved, seconded by Trustee Pedersen, to approve **Resolution No. 24-56** authorizing and approving and employee leasing agreement for the Village of Antioch, Illinois (Interim Director of Parks & Recreation).

Administrator Guttschow thanked Director Quilty for her service to the Village and congratulated her on her pending retirement. Staff worked with GovHR in contracting with Mr. Jeff Nehelia, who has an extensive background in Parks and Recreation.

Upon roll call, the vote was:

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

**NO: 0.**

**ABSENT: 1:** McNeill.

**THE MOTION CARRIED.**

**8. Consideration and approval of an Ordinance deleting and adding one Class “D” Gas Station Convenience Store Liquor License and one Class “A” and Class “C” tobacco license for DRAVD Gas Station LLC to be located at 359 North Avenue to reflect a change in corporate ownership** – Trustee Macek moved, seconded by Trustee Pierce, to approve **Ordinance No. 24-07-41** deleting and adding one Class “D” Gas Station Convenience Store Liquor License and one Class “A” and Class “C” tobacco license for DRAVD Gas Station LLC to be located at 359 North Avenue to reflect a change in corporate ownership, waiving the second reading. Upon roll call, the vote was:

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

**NO: 0.**

**ABSENT: 1:** McNeill.

**THE MOTION CARRIED.**

**9. Consideration and approval of a Resolution granting authority to the Village Administrator to proceed with the Supervisory Control and Data Acquisition (SCADA) upgrades for the Treatment Facility and Water & Sewer Department in the amount of \$68,600** – Trustee Macek moved, seconded by Trustee Burman, to approve **Resolution No. 24-57** granting authority to the Village Administrator to proceed with the Supervisory Control and Data Acquisition (SCADA) upgrades for the Treatment Facility and Water & Sewer Department in the amount of \$68,600 - Upon roll call, the vote was:

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

**NO: 0.**

**ABSENT: 1:** McNeill.

**THE MOTION CARRIED.**

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**10. Consideration and approval of an Ordinance granting land use relief for the property located at 417 E. IL Route 173, Suites 106 & 107, Antioch, Illinois (Special Use Permit – Recreational Cannabis Dispensing Organization)** - Trustee Macek moved, seconded by Trustee Pedersen, to approve **Ordinance No. 24-07-42** granting land use relief for the property located at 417 E. IL Route 173, Suites 106 & 107, Antioch, Illinois (Special Use Permit – Recreational Cannabis Dispensing Organization), waiving the second reading. Upon roll call, the vote was:

**YES: 4:** Bluthardt, Macek, Pedersen & Mayor Gartner.

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

**ABSENT: 1:** McNeill.

**THE MOTION CARRIED.**

**11. Consideration and approval of an Ordinance granting a variance to allow a recreational cannabis dispensing organization at 417 E. IL Route 173, Suites 106 & 107, Antioch Illinois** – Trustee Macek moved, seconded by Trustee Bluthardt, to approve **Ordinance No. 24-07-43** granting a variance to allow a recreational cannabis dispensing organization at 417 E. IL Route 173, Suites 106 & 107, Antioch Illinois, waiving the second reading. Upon roll call, the vote was:

**YES: 4:** Bluthardt, Macek, Pedersen & Mayor Gartner.

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

**ABSENT: 1:** McNeill.

**THE MOTION CARRIED.**

**12. Consideration and approval of an Ordinance granting land use relief for the property located at 235 E. Route 173, Antioch, Illinois (Variance – Monument Sign)** – Trustee Macek moved, seconded by Trustee Pedersen, to approve **Ordinance No. 24-07-44** granting land use relief for the property located at 235 E. Route 173, Antioch, Illinois (Variance – Monument Sign), waiving the second reading.

Director Garrigan discussed the request for a variance from Kia for the size of their monument sign. The proposed monument sign is approximately 15 feet. Director Garrigan said there is precedent along Route 173 in granting relief for monument signs, and the Planning & Zoning Board recommended approval of the sign. Upon roll call, the vote was:

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

**NO: 0.**

**ABSENT: 1:** McNeill.

**THE MOTION CARRIED.**

**13. Consideration and approval of a Resolution authorizing and approving a memorandum of understanding between the County of Lake and the Village of Antioch, Illinois (studies regarding public sanitary sewage treatment services)** – Trustee Macek moved, seconded by Trustee Pedersen, to approve **Resolution No. 24-58** authorizing and approving a memorandum of understanding between the County of Lake and the Village of Antioch, Illinois (studies regarding public sanitary sewage treatment services). Upon roll call, the vote was:

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

**NO: 0.**

**ABSENT: 1:** McNeill.

**THE MOTION CARRIED.**

**14. Consideration and approval of a Resolution approving a site plan for real property located at the address commonly known as 1051 IL Route 59, Antioch, Illinois** – Trustee Pedersen moved, seconded by Trustee Macek, to approve **Resolution No. 24-59** approving a site plan for real property located at the address commonly known as 1051 IL Route 59, Antioch, Illinois.

Director Garrigan presented the request for consideration of a special use and site plan approval for a Starbucks located on Route 59. The most significant change is that the building now faces West instead of East, so the front of the store faces Route 59. He discussed the limited access on Hillside, and said staff

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worked with Hubbard Development Group, and it was their opinion that an additional access on Hillside would not work with their operations. Therefore, the site plan does not an additional access point on Hillside. There were also slight changes to the drive thru which provides for 10 stacking spaces and eliminates one parking space, but still complies with the Village's parking and landscape requirements.

Mr. Peter Feilen asked how the turn lanes would work off of Route 59 and how traffic would interface with Ace Hardware. He also asked for a review of the elevation from Hillside.

Mr. Scott McClindon, Hubbard Street Group, said there is a slow down lane going South. The site will share access with Ace Hardware and turn around into the site. He said the main access will be off of Route 59 and there will be a slow down lane. There is a slight downward elevation change and there will be a line of pine trees and landscaping providing a buffer to Hillside.

Ms. Jennifer Horvath, village resident, expressed concern with backup of people waiting to enter Starbucks. Mr. John Nicklen, Hubbard Street Group, said he has done many shopping centers, and there won't be an issue. He said there are numerous ways to get into the site from Routes 173 and 59, a direct access driveway into the site, and sufficient stacking that would prevent backup on Route 59. Administrator Guttschow said the Village does have a traffic calming committee if a problem with traffic flow in the future.

Trustee Pierce discussed the Starbucks on Route 173, and thinks the village needs to keep an eye on it but doesn't think it should stop this request from moving forward.

Mr. Jay Jozwiak discussed the traffic and speeding and asked for additional patrols in the area on Hillside.

Upon roll call, the vote was:

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

**NO: 0.**

**ABSENT: 1:** McNeill.

**THE MOTION CARRIED.**

**15. Consideration and approval of an Ordinance granting land use relief for the property located at 1051 IL Route 59, Antioch, Illinois (Special Use Permit – Drive-Through Facility) –** Trustee Pedersen moved, seconded by Trustee Macek, to approve **Ordinance No. 24-07-45** granting land use relief for the property located at 1051 IL Route 59, Antioch, Illinois (Special Use Permit – Drive-Through Facility), waiving the second reading. Upon roll call, the vote was:

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

**NO: 0.**

**ABSENT: 1:** McNeill.

**THE MOTION CARRIED.**

**16. Consideration and approval of a Resolution accepting and awarding a bid for the 2024 Woods of Antioch Pavement Reconstruction Project work to Peter Baker and Sons Co. in the amount of \$386,359.50 –** Trustee Pierce moved, seconded by Trustee Burman, to approve **Resolution No. 24-60** accepting and awarding a bid for the 2024 Woods of Antioch Pavement Reconstruction Project work to Peter Baker and Sons Co. in the amount of \$386,359.50. Upon roll call, the vote was:

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

**NO: 0.**

**ABSENT: 1:** McNeill.

**THE MOTION CARRIED.**

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**17. Consideration and approval of the Annual Appropriation Ordinance** – Trustee Pedersen moved, seconded by Trustee Burman, to approve **Ordinance No. 24-07-46**, the Annual Appropriation Ordinance, waiving the second reading. Upon roll call, the vote was:  
**YES: 5:** Burman, Bluthardt, Pierce, Macek and Pedersen.  
**NO: 0.**  
**ABSENT: 1:** McNeill.  
**THE MOTION CARRIED.**

**18. Consideration and approval of a resolution appointing Assistant Village Administrator Jim Moran as an alternate director to the Solid Waste Agency of Lake County** – Trustee Macek moved, seconded by Trustee Burman, to approve **Resolution No. 24-61** appointing Assistant Village Administrator Jim Moran as an alternate director to the Solid Waste Agency of Lake County. Upon roll call, the vote was:  
**YES: 5:** Burman, Bluthardt, Pierce, Macek and Pedersen.  
**NO: 0.**  
**ABSENT: 1:** McNeill.  
**THE MOTION CARRIED.**

**19. Consideration and approval of an Ordinance authorizing the Village of Antioch, Illinois to borrow money for the purchase of Vehicles for the Antioch Public Works Department** – Trustee Macek moved, seconded by Trustee Pierce, to approve **Ordinance No. 24-07-47** authorizing the Village of Antioch, Illinois to borrow money for the purchase of Vehicles for the Antioch Public Works Department, waiving the second reading.

Trustee Pierce asked which vehicles are being purchased. Director Heimbrodt said these were previously approved and ordered, and this is for the payment of the vehicles. Director Torres said there was a leasing program prior to her arrival at the Village, and they have moved to loans since the leasing program ended. This is a loan for the trucks. Staff anticipates the trucks will arrive in September. Upon roll call, the vote was:  
**YES: 5:** Burman, Bluthardt, Pierce, Macek and Pedersen.  
**NO: 0.**  
**ABSENT: 1:** McNeill.  
**THE MOTION CARRIED.**

**20. Consideration and approval of a Resolution authorizing the Village Administrator to execute an agreement with ClearGov for ClearForms software in the amount of \$20,380 for the first year of a three-year term** – Trustee Macek moved, seconded by Trustee Pedersen, to approve **Resolution No. 24-62** authorizing the Village Administrator to execute an agreement with ClearGov for ClearForms software in the amount of \$20,380 for the first year of a three-year term. Assistant Administrator Moran said this will cover business licenses, golf cart licenses, other licenses, parks and recreation forms, however, staff will not be implementing the payment program at this time because it doesn't connect with finance software. Rental registration will be the next phase. Administrator Guttschow said there is a work around for code enforcement utilizing spreadsheets and Egov. This will all be tablet based once it's up and running.

Trustee Macek asked if tickets would integrate with this system. Chief Guttschow discussed the E-Citation format that is currently being rolled out by Lake County.

Upon roll call, the vote was:  
**YES: 5:** Burman, Bluthardt, Pierce, Macek and Pedersen.  
**NO: 0.**  
**ABSENT: 1:** McNeill.  
**THE MOTION CARRIED.**

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

Administrator Guttschow discussed the interviews being conducted for a new village prosecutor, and said they hope to bring a recommendation to the Board next month, but there is temporary coverage until that time. Staff recently began significant work with the Clublands neighborhood related to the clubhouse. He announced that the police department has recently hired a new full-time code enforcement/community service officer, and has a new officer going to academy. Staff continues to work on projects, and did a tour of the park earlier this evening. He distributed the latest schematic for the board to see of the Village Hall project. While it's not finalized, the latest additions are the incorporation of a board room in the interior of the building. He advised that this did add some costs to the project. Public works continues to move along, and the design team is working hard on getting a building at the best cost possible. Trustee Pierce asked for the board to have a chance to review the design. Administrator Guttschow advised the Board that the department is part of the ILEAS mutual aid group, and one of the officers was activated to the civil unrest in Springfield. Additionally, some are scheduled for the DNC in Chicago, and they will all be reimbursable expenses.

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

None.

### **X. Trustee Reports**

Trustee Macek thinks we are losing employees for more pay, and thinks another payroll study is needed to keep talent here. He also thinks some of the buildings throughout the village, particularly downtown, are dangerous and need to be cleaned up before someone gets hurt. Administrator Guttschow said property maintenance is the goal, and staff continues to work with property owners. When the building owners do not cooperate, the attorney is brought in to assist.

### **XI. ADJOURNMENT**

There being no further discussion, the Village Board of Trustees regular meeting adjourned at 7:36 pm.

Respectfully submitted,

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Lori K. Romine, RMC/CMC  
Village Clerk