

# APPROVED MINUTES

**VILLAGE OF ANTIOCH  
BOARD OF TRUSTEES  
COMMITTEE OF THE WHOLE  
Municipal Building: 874 Main Street, Antioch, IL  
August 10, 2016**

## **I. CALL TO ORDER**

Mayor Hanson called the August 10, 2016 Committee of the Whole meeting of the Board of Trustees to order at 7:02 pm in the Municipal Building: 874 Main Street, Antioch, IL.

## **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: Macek, Poulos, Jozwiak, Dominiak and Johnson. Also present were Mayor Hanson, Attorney Long, Administrator Keim and Clerk Romine. Absent: Trustee Pierce.

## **IV. APPROVAL OF MINUTES**

Trustee Jozwiak moved, seconded by Trustee Macek to approve the July 13, 2016 Committee of the Whole meeting minutes as presented. Upon roll call, the vote was:

**YES: 4:** Macek, Poulos, Jozwiak and Johnson.

**NO: 1:** Dominiak.

**ABSENT: 1:** Pierce.

**THE MOTION CARRIED.**

## **V. REGULAR BUSINESS**

**1. Sgt. Smith and Ofc. Z. Johnson presentation on Baton Rouge, LA funeral attendance –** Mayor Hanson introduced Sergeant Charles Smith and Officer Zach Johnson who thanked the Village Board for the opportunity to attend the funeral for fallen officers in Baton Rouge, LA in the wake of their recent tragedy. Sergeant Smith spoke of their experiences in Baton Rouge, and the great value of the Village of Antioch sending police officers during these tragic moments.

**2. Veterans Memorial Presentation –** Members were not present to make their presentation. This item will be placed on a future Committee of the Whole agenda for discussion.

**3. Park Avenue Proposal – Jack Fields –** Mr. Jack Fields, Village resident and broker at Realty World in Antioch, presented his proposal for improvements at the former Flo's business located at the corner of Main Street and Park Avenue. He represents the seller of the building, the Heiselmann Family, and potential buyer, Danny O'Shea. He asked to incorporate the Village owned parking lot adjacent to the building into the proposed project, and suggested an agreement be drafted for Mr. O'Shea to maintain the parking lot for a set number of years. The proposal includes a fountain, sidewalk, and pavers for an outside dining or sitting area. Mr. Fields presented photos of similar projects to what is proposed. He indicated that it would take approximately 3-4 months to complete the project and make it rentable.

Trustees discussed current limited parking, and expressed concern with giving up parking spaces in town that may be needed for future use. Mr. Fields replied that there are a number of parking spaces within the village, and does not see an issue with parking. Trustee Jozwiak expressed concern that the future tenants of the proposed building will not have available parking.

Trustee Dominiak asked where the other locations are and the total space of the building. Mr. O'Shea provided various locations, and stated that he would be willing to work with staff to maintain the historic

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downtown. Trustee Dominiak asked if he would be willing to make a contribution to replace the removed parking elsewhere. She is opposed to dividing the property into four smaller sections, but is open to a larger user.

Trustee Johnson expressed concern on future need for parking, and an extended agreement. He further expressed concern with setting a precedent for future requests.

Mayor Hanson provided a history of the area and the purchase of that parking lot in town, and the vision of past leaders to know the importance of the parking in that area. Clerk Romine read aloud a letter from local business owner Jane Marski regarding the proposal. Staff will report back at a future Committee of the Whole meeting after looking at alternative parking and the costs associated with it. Director Garrigan replied that general concepts and estimates can be provided for alternative parking. Trustee Poulos suggested eliminating the north row of parking for the sidewalk and seating area, and keep the southern row of parking.

**4. Downtown Lighting & Tree Trimming** – Administrator Keim discussed the need to trim the downtown trees, and that nearly all of them have lighting. He asked the board if they would be interested in pursuing tree lighting in the future as well as pole decorations. He stated that the cost for trees and decorations is approximately \$32,000. The budget can accommodate this amount, but it is not specifically in this budget, but could fit into other budgeted line items. He indicated that the Public Works Department would take on the task of trimming, and placing lighting on the poles would be easier on that department for future trimming needs. Trustee Dominiak expressed concern on using funds for downtown revitalization for the trees and suggested using additional video gaming revenues for the project. Administrator Keim said it would likely be booked to public works street maintenance. Those present agreed that the trees need to be trimmed. Administrator Keim will put a resolution on the next village board agenda for consideration to purchase \$32,000 of lights.

**5. Fresh Start Campaign** – Director Roby discussed the new Parks Software and its capabilities for online registration, facility rental, and other conveniences useful to residents and staff. He explained that the campaign is an attempt to build a new database, while providing residents an opportunity to win tickets to various events throughout the year when they sign up. The program has launched, and the drawing is expected to be held on October 3, 2016.

Trustees discussed the security of the information. Director Roby said the database meets all national certifications, and no credit cards are stored. Trustees discussed the older database, and communications to new users for the new program.

**6. Lucky Bernie's liquor license request** – Mr. Bryan Sterbenz, petitioner, submitted a request for a liquor license for the recently annexed property on Route 173 just west of Deep Lake Road. He indicated that he would like to operate a deli, and provide for the sale of beer and wine with the option to sell packaged liquor as well. He discussed the location and square footage of the property. He stated the concept is higher end meats and cheeses at different price points and a family friendly restaurant. They are proposing a small deck at the rear of the building. He indicated that he has been working with Lake County Health Department, and discussed the requirements for outdoor food service, and has submitted an application. He recommended contacting the Village of Spring Grove and Woodstock for references on their two other locations.

Trustee Macek asked what percentage would be food, restaurant and gaming. Mr. Sterbenz replied that they expect 60% food sales, 20% beverage and 20% gaming based one month of operations at their current location. He has no concern that less than 60% of sales will be food. He indicated that the Buehler's have agreed to improve the façade of the building.

Trustee Jozwiak asked about exclusivity on gaming referred to in the proposal. Mr. Sterbenz replied that it likely refers to gaming in the same building. Trustee Jozwiak expressed concern over a shop that offers sub-standard food and is only interested in gaming. Mr. Sterbenz encouraged the board to visit the Spring

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Grove restaurant to see their operations. Trustees discussed a contingency that it be built out before a liquor license is granted. Trustee Johnson asked for a brief summary of the ownership and partners, which Mr. Sterbenz will send to Clerk Romine for distribution to the board. Trustees discussed current license classifications and his request for Class B license to include packaged sales.

Mayor Hanson discussed the struggle in selecting the right liquor licenses to put in the Village. He explained that the initial decision to allow video gaming was intended to help the current business community, and adding more makes it difficult. He added that Mr. Sterbenz approached him years ago before video gaming was allowed expressing his interest in opening a deli.

Mr. Bob McCarty said the difference between this proposal and the others is the size of the space and seating areas.

Trustee Dominiak asked about the power to revoke a license if the applicant does not provide what they present. Attorney Long replied that not allowing a transfer without good reason would likely involve the state liquor commission.

Those present agreed with the concept and to move forward with a license. Attorney Long will draft an ordinance and forward to the board for consideration.

### **VI. OTHER BUSINESS**

Trustee Dominiak conveyed Trustee Pierce's appreciation to the Antioch Police Department and to welcome the new records clerk for the department.

### **VII. EXECUTIVE SESSION – Personnel and Pending Litigation, Lease of Village Property, Collective Bargaining** – The Mayor and Board of Trustees did not go into executive session.

### **VII. ADJOURNMENT**

There being no further discussion, the Village Board of Trustees Committee of the Whole meeting adjourned at 9:05 p.m.

Respectfully submitted,

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Lori K. Romine, RMC/CMC  
Village Clerk