APPROVED MINUTES

VILLAGE OF ANTIOCH BOARD OF TRUSTEES
COMMITTEE OF THE WHOLE MEETING
Village of Antioch, Lake County, Illinois
Municipal Building: 874 Main Street, Antioch, IL 60002
July 9, 2025

I. CALL TO ORDER

Mayor Gartner called the June 25, 2025 Committee of the Whole meeting of the Board of Trustees to order at 6:33 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: Macek, Bluthardt, McNeill, Martinez, Pierce and Pedersen. Also present were Mayor Gartner, Attorney Vasselli, Administrator Guttschow and Clerk Romine.

IV. Absent Trustees Wishing to Attend Remotely

There were no Trustees wishing to attend remotely.

V. Mayoral Report –

Acknowledgements: Mayor Gartner acknowledged those affected by the Texas flooding and asked for a moment of silence.

Mayor Gartner acknowledged Jeremy Kamman, who was awarded the Fullbright program in 2024-2025 and 2025-2026.

Citizens Wishing to Address the Board

None.

VI. Regular Business

1. **Approval of the June 25, 2025 Committee of the Whole meeting minutes as presented -** Trustee Pedersen moved, seconded by Trustee Bluthardt, to approve the June 25, 2025 Committee of the Whole meeting minutes as presented.

Upon roll call, the vote was:
YES: 6: Macek, Bluthardt, McNeill, Martinez, Pierce and Pedersen.
NO: 0.
ABSENT: 0.
THE MOTION CARRIED.

2. **Discussion regarding the Planning and Zoning Board Recommendation regarding a request for a Special Use and Site Plan Review for Broc's Backyard, which is located at 453 Main Street, Unit A, Antioch, IL 60002 (PIN: 02-05-300-073) –** Director of Community Development, Howard Coppari, provided an overview of the proposal, stating that the applicant had provided a revised photometric plan, a shared parking document, and an architectural rendering since the previous site plan approval. Director Coppari stated that this proposed use is next door to Consume Cannabis. He also discussed the Planning and Zoning Board's unanimous positive recommendation for the Special Use and Site Plan Review.

Trustee Pierce expressed concern with a food truck recently located near this proposed business and it turning into a defacto lounge adjacent to the dispensary. This item will be placed on the July 23 Village Board agenda for consideration.

3. Discussion regarding the Planning and Zoning Board Recommendation regarding a request for a Voluntary Annexation of not less than fourteen (14) properties along N. Grand Avenue in unincorporated Antioch: 40824 N. Grand Avenue, Antioch, IL 60002 (PIN: 01-24-204-002); 40810 N. Grand Avenue, Antioch, IL 60002 (PIN: 01-24-204-034); 40792 N. Grand Avenue, Antioch, IL 60002 (PIN: 01-24-204-005); 40764 N. Grand Avenue, Antioch, IL 60002 (PIN: 01-24-204-033); 40746 N. Grand Avenue, Antioch, IL 60002 (PIN: 01-24-204-010); 40738 N. Grand Avenue, Antioch, IL 60002 (PIN: 01-24-204-011); 40724 N. Grand Avenue, Antioch, IL 60002 (PIN: 01-24-204-012); 40694 N. Grand Avenue, Antioch, IL 60002 (PIN: 01-24-204-014); 40682 N. Grand Avenue, Antioch, IL 60002 (PIN: 01-24-204-015); 40648 N. Grand Avenue, Antioch, IL 60002 (PIN: 01-24-204-019); 40640 N. Grand Avenue, Antioch, IL 60002 (PIN: 01-24-204-020); 40628 N. Grand Avenue, Antioch, IL 60002 (PIN: 01-24-204-021); 40588 N. Grand Avenue, Antioch, IL 60002 (PIN: 01-24-204-024); and 40568 N. Grand Avenue, Antioch, IL 60002 (PIN: 01-24-204-026)
– Director Coppari reviewed the voluntary requests for the annexation of approximately 14-17 properties located on Grand Avenue in unincorporated Antioch. Since the Village has tried previously to expand its boundaries southward from Bowles Road, the Village is assisting in leading the annexation of the properties, and covering costs for all expenses associated with the voluntary annexation. He reviewed the comprehensive plan and the long-term goal to expand boundaries. He indicated that additional properties have expressed interest in annexing their property as well. Director Coppari related that the annexation will go through the water, and not contiguous land, and the unanimous positive recommendation from the Planning and Zoning Board.

Attorney Vasselli outlined the positive impact of expansion and annexation of these properties. He advised that once information is reviewed, multiple public hearings may be done. He added that there was an objection to this annexation, but doesn't believe the objector had standing to do so. He asked for public hearings on July 23 and August 13 on the matter.

Trustee Macek asked if we will be required to maintain roads, plow and extend police services to Beach Grove Road if this property is annexed. He asked if future development would be allowed adjacent to the forest preserve. He also asked how this would affect property taxes if development was allowed. Director Coppari responded that the Village would provide additional services. At this moment there is no proposed rezoning of the property and it would default to estate zoning. He added that annexation of the forest preserve property would open the potential for public lake access. Mayor Gartner said this project is on the radar with Lake County. Administrator Guttschow said the forest preserve is responsible for the funding and development of property they own. Chief Guttschow stated that an additional 14-17 residences would not create a great impact on police services, but may impact public works.

Trustee McNeill asked if any studies have been done to provide connection to village water and sewer services. Director Coppari responded that these properties are on septic systems. Attorney Vasselli anticipates that wet utilities will remain as-is at the request of the property owners.

Trustee Martinez asked if all fees are waived. Attorney Vasselli responded that no fees have been collected, and he plans to bring that up during the public hearings. Trustee Martinez asked how easily property owners could de-annex. Attorney Vasselli reviewed the de-annexation procedure. Trustee Martinez asked for a minimum of a 3-year commitment if fees are waived. Attorney Vasselli

said he will add that as a condition during the public hearing process. Director Coppari recommended 5 years.

Trustee Pierce asked if there is an extended time frame in order to provide a response from the police to the area. Chief Guttschow responded that it would depend on where patrols are located during the time of the call, but they would be likely to see an improved response time from what they currently experience with Lake County.

Trustee Pedersen asked if the police would respond in the event a property owner called for an ambulance and fire truck. Chief Guttschow said it would depend on the nature of the call, but generally yes.

This matter will be discussed at the upcoming public hearings.

VII. Other Business

None.

VIII. ADJOURNMENT

There being no further discussion, the Village Board of Trustees Committee of the Whole meeting adjourned at 7:10 pm.

Respectfully submitted,

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Lori K. Romine, RMC/CMC
Village Clerk