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
July 23, 2025

I. CALL TO ORDER

Mayor Gartner called the July 23, 2025 Public Hearing to order at 6:32 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: Macek, Bluthardt, McNeill, Martinez, Peirce and Pedersen. Also present were Mayor Gartner, Attorney Vasselli, Administrator Guttschow and Clerk Romine.

IV. PUBLIC HEARING 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) – Clerk Romine administered the oath to those wishing to testify.

Mr. Tom Gibadlo, Grand Avenue resident, commented that their property is within 1.5 miles of the village boundary, and feels as though the facility will conflict with the Village of Antioch comprehensive plan. He discussed extraterritorial zoning jurisdictions, and stated that even when a property is not within the corporate limits, but falls with 1.5 miles, the IL Municipal Code says the project must adhere to municipal standards or annex.

Attorney Vasselli discussed the annexation process, and matters to be discussed during the annexation hearing. Zoning is not a part of the annexation hearing, but he is available to discuss extraterritorial zoning outside of the public hearing. He asked that comments tonight remain related to the annexation.

Monica Feld, Grand Avenue resident, strongly believes that the proposed solar farm does not represent the area, and urged the board to support their cause and allow them to be annexed into the Village in order to remain Authentic by Nature.

Mr. Marty Feld, Grand Avenue resident, expressed concern with the potential for water runoff resulting from a solar farm. He asked if the Antioch Fire District has been contacted to review impacts to other properties.

Attorney Vasselli reviewed the annexation process, which began with a public hearing before the Planning and Zoning Board. Another public hearing will be held on August 13 regarding the matter where public comment may be provided.

Trustee Pierce asked if our annexation public hearing affects the proposed solar farm petition before Lake County. Attorney Vasselli reiterated that this public hearing is not about the solar farm, but about annexation, and we will join those interested in helping to annex the property.

Mayor Gartner said he and other representatives from the Village of Antioch plan to attend the Lake County public hearing.

Mr. Gibadlo asked if the annexation would be nullified if a Lake County special use permit is granted. Attorney Vasselli said once there is an order done by Lake County, and if it's before the annexation, the Village will be limited in taking further steps.

Ms. Cindy MacDonald asked if the timing could be sped up on the Village end to annex. Attorney Vasselli responded that there will be a lag time between the Lake County decision and Village Board annexation. Village Board will have another public hearing on August 13, and anticipate an ordinance annexing the property be on the August 13 agenda for consideration.

Attorney Vasselli added that this particular annexation is through the waterway.

Trustee Martinez asked how fast this process can legally be sped up. Attorney Vasselli said they are looking at all legal options.

Mr. Tom Gibadlo asked if extraterritorial jurisdiction could be used to speed up the process. Attorney Vasselli said it is a separate and distinct issue by land use and other facts.

Trustee Pierce expressed concern that things done quickly are not done right and may be subject to reversal. Attorney Vasselli said following procedures are essential, and they are having 2 public hearings to ensure proper notice was done.

Trustee Pedersen moved, seconded by Trustee Pierce, to close the public hearing on the Annexations. Upon roll call, the vote was:
YES: 6: Macek, Bluthardt, McNeill, Martinez, Pierce and Pedersen.
NO: 0.
ABSENT: 0.
THE MOTION CARRIED.

V. ADJOURNMENT

There being no further discussion, the Village Board of Trustees Public Hearing adjourned at 6:56 p.m.

Respectfully submitted,

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Lori K. Romine, RMC/CMC
Village Clerk