

APPROVED MINUTES

VILLAGE OF ANTIOCH BOARD OF TRUSTEES – REGULAR MEETING Village of Antioch, Lake County, Illinois Municipal Building: 935 Skidmore Drive, Antioch, IL 60002 September 24, 2025

I. CALL TO ORDER

Mayor Gartner called the September 24, 2025 regular meeting of the Board of Trustees to order at 6:35pm at the Antioch Municipal Building located at 935 Skidmore Drive, 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 and Pedersen. Also present were Mayor Gartner, Attorney Vasselli, Administrator Guttschow and Clerk Romine. Absent: Trustee Pierce.

IV. Absent Trustees Wishing to Attend Remotely

There were no objections to Trustee Macek attending remotely.

V. Mayoral Report – Mayor Gartner announced the first meeting in the new facility and thanked everyone for coming out for the meeting.

1. Oath of Office – Officer Matthew Hart – Chief Guttschow introduced the latest additions to the Police Department Team. He provided an overview of Officer Hart's attendance at the academy. Clerk Romine administered the oath of office to Officer Hart.

2. Oath of Office – Officer Logan Lauterbach - Chief Guttschow introduced the latest additions to the Police Department Team. He provided an overview of Officer Lauterbach's attendance at the academy and his prior employment with the Village of Antioch as a Community Service Officer. Clerk Romine administered the oath of office to Officer Lauterbach.

Citizens Wishing to Address the Board

Ms. Ainsley Wonderling, on behalf of the Lakes Region Historical Society, presented a new housewarming present to the Village of Antioch in the form of a canvas.

Mr. John Muelner, on behalf of the Lake County Young Republicans, expressed their gratitude in allowing their group to have a candlelight vigil in Sequoit Creek Park.

Ms. Mary Dominiak, Village resident, thanked the Board for collection donations on behalf of AAHAA during the Thursday concert. She also addressed the request for pouring licenses at gas stations, and expressed concern with the potential to allow video gaming at gas stations. She believes this is a state and county issue, and suggests working with those legislators. She also cautioned that there are also businesses in town that are struggling, and asked how the Village may offer them assistance.

VI. Consent Agenda

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

1. Approval of the September 10, 2025 Regular Meeting Minutes as presented

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2. Approval of an ordinance granting land use relief for the property located at 935 Carney Court in the Village of Antioch, Illinois (*Special use – Indoor Recreation/Softball Training Facility*) – Ordinance No. 25-09-61

Upon roll call, the vote was:

YES: 5: Mack, Bluthardt, McNeill, Martinez and Pedersen.

NO: 0.

ABSENT: 1: Pierce.

THE MOTION CARRIED.

VII. Regular Business

3. Consideration and approval of payment of accounts payable as prepared by staff in the amount of \$635,281.74 – Trustee Pedersen moved, seconded by Trustee Bluthardt, to approve payment of accounts payable in the amount of \$635,281.74. Upon roll call, the vote was:

YES: 5: Mack, Bluthardt, McNeill, Martinez and Pedersen.

NO: 0.

ABSENT: 1: Pierce.

THE MOTION CARRIED.

VIII. Administrator's Report

Administrator Guttschow discussed the Marketplace development, and Clublands Phase IV. He announced that Groot has provided notice that they have seen an increase in their costs, and as of October 1 there will be a 3% increase. He also discussed his recent attendance at the IML Conference, along with some other staff and elected officials, and the insights gained into economic development and business growth in the community.

IX. Village Clerk's Report

Clerk Romine reported that Groot has indicated their leaf vacuuming schedule for 2025 is scheduled for November 3-28. Specific pickup days will vary, and are weather dependent. Residents are to rake leaves within 3 feet of the edge of the roadway, and not in ditches.

X. Trustee Reports

Trustee Bluthardt discussed his recent attendance at the IML Conference, and the incredible leadership speech done by former Chicago Bear Mike Singletary. He appreciates the opportunity to attend the conference.

Trustee Martinez agreed with the sentiments of Trustee Bluthardt, and quoted James Comey stating "It's hard to hate up close". He asked the board for their assistance in spreading the word about a farm grant opportunity, and asked the board if they would be willing to reach out to D34 and D117 about the program.

XI. ADJOURNMENT

There being no further discussion, the Village Board of Trustees regular meeting adjourned at 6:52pm.

Respectfully submitted,

Lori K. Romine, RMC/CMC
Village Clerk

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**VILLAGE OF ANTIOCH BOARD OF TRUSTEES
COMMITTEE OF THE WHOLE MEETING
Village of Antioch, Lake County, Illinois
Municipal Building: 935 Skidmore Drive, Antioch, IL 60002
September 24, 2025**

I. Call To Order

Mayor Gartner called the September 24, 2025 Committee of the Whole meeting of the Board of Trustees to order at 6:59 pm at the Antioch Municipal Building located at 935 Skidmore Drive, Antioch, IL and via Zoom.

II. Roll Call

Roll call indicated the following Trustees were present: Macek*, Bluthardt, McNeill, Martinez and Pedersen. Also present were Mayor Gartner, Attorney Vasselli, Administrator Guttschow and Clerk Romine. Absent: Trustee Pierce.

**indicates attendance via Zoom.*

III. Absent Trustees Wishing to Attend Remotely

There were no objections to Trustee Macek attending remotely.

IV. Mayoral Report –

None.

Citizens Wishing to Address the Board

None.

V. Regular Business

1. Approval of the September 10, 2025 Committee of the Whole meeting minutes as presented - Trustee Pedersen moved, seconded by Trustee McNeill, to approve the September 10, 2025 Committee of the Whole meeting minutes as presented.

Upon roll call, the vote was:

YES: 5: Macek, Bluthardt, McNeill, Martinez and Pedersen.

NO: 0.

ABSENT: 1: Pierce.

THE MOTION CARRIED.

2. Discussion regarding a text amendment to allow pouring licenses for Class “D” gas station licenses – *Mayor Gartner recused himself from this item and left the board room at 7:00 pm.*

Trustee Bluthardt moved, seconded by Trustee McNeill, to appoint Mary Pedersen as Chairman pro-tem.

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Upon roll call, the vote was:

YES: 5: Macek, Bluthardt, McNeill, Martinez and Pedersen.

NO: 0.

ABSENT: 1: Pierce.

THE MOTION CARRIED.

Mr. Sam Dharni, local gas station owner, discussed the approval of an additional gas tax in 2019, which resulted in a loss of 60-70% of revenue to gas stations across the border. He asked the Board to allow a pouring license in order to allow them to recover lost revenue through video gaming machines.

Mr. Sonny Judge, owner of the Antioch BP at Route 59 & 173, presented his gallon sales in 2018 vs. 2025, showing a loss of volume, and discussed additional increases in expenses. He also provided documents showing how many gallons they are selling. He discussed the State deadline in 2028 to have containment located under the pumps and new lines, which is estimated to cost over \$500,000. He added that the State is not listening to their concerns. He provided examples of gas stations that are allowed by their communities to have video gaming, and the investment they put back into the community making improving the look of their business. He also said that vacant gas stations become eye sores in the community.

Trustee Macek discussed the gaming permitted at Antioch Fine Wine, and agreed with Mr. Judge that the gas station closures may create an eyesore and thinks the board should help support these businesses.

Trustee Bluthardt is in favor of this because he believes the State of Illinois will not solve the issue related to a gas tax. He doesn't feel children will have easy access to the machines any more than they would at a restaurant.

Trustee McNeill supports this issue, and has talked with the community, other business owners and done research, and believes the Village should help support them. She would also like to help the retailers, and doesn't feel like approving this would harm the retailers in any way.

Trustee Martinez reminded people that these are well established businesses in the community, and he believes the Board should help when possible.

Those present agreed to place this item on the next village board agenda for consideration.

Mayor Gartner returned to the meeting at 7:21pm.

3. Request from the Antioch Chamber of Commerce for the Taste of Summer to be held on

June 4-7, 2026 – Chamber Director Barbara Porch said that they brought fantasy amusements to Antioch for their Taste event in 2025, who have a proven safety records, and high regard with the state

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inspectors. She said the numbers were not great this year, and the carnival company proposed the dates from June 4-7, 2026 as it fits in their schedule and locations. She is delighted that they want to come back, and asked the Board if they are agreeable to the dates.

Trustee Bluthardt asked if there were any Village events conflicting with the proposed dates. Director Kotloski added that the wine walk is scheduled for June 6. Chamber Director Porch said the Chamber planned on celebrating the nation's 250 birthday during the taste, and are willing to provide a free hot dog and chips to wine walks participants. Director Kotloski added that she also offered to move the wine walk, but Ms. Porch said that would not be necessary. The kickoff concert is scheduled for June 11.

4. Discussion regarding the sale of delta products by licensees and determining a date by which inventory must be sold – Chief Guttschow reminded the Board that the ordinance prohibiting licensees from selling Delta and Kratom products allows them to sell their remaining inventory. During compliance checks with businesses, they are claiming that they purchased a surplus of inventory allowing them to sell. He asked the Board to contemplate adding a sunset clause for the end of the 2025 calendar year to prohibit sales of any of the remaining inventory.

Trustee Macek agreed. Trustee Bluthardt asked if there is a code or manufacture date on the products. Chief Guttschow responded that there is not.

Mayor Gartner added that the state of Wisconsin has banned vaping products, so there has been an influx of requests for tobacco shops in Antioch. He believes there may be legislation at the state level pending on this matter. Chief Guttschow suggested issuing a moratorium on tobacco licenses for whatever period of time the Board feels is reasonable.

This item will be placed on the next village board agenda for consideration.

5. Discussion regarding an ordinance authorizing and approving credit card acceptance rules and a credit card surcharge or convenience fee for credit card transactions carried out by the Village of Antioch – Finance Director Peterson discussed the potential fees and costs to be absorbed by the Village when processing credit card payments. Beyond state law and regulations, the cards also have rules. For instance, Visa has a rule that you cannot charge a convenience fee for payment of a utility bill over the counter. If the board only accepted credit card payments online and not at the counter, the fee could be charged. He presented a listing of revenue sources that could be paid for by credit card. He recommended not accepting credit card payments for larger charges because the Village would be responsible for much of those fees. He recommended auto pay when possible, which is the least cost to the village and residents, and is the most ideal way to collect payments.

Trustee Macek asked if there was a difference between using a debit vs. credit card. Director Peterson said there is not a difference.

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Trustee Bluthardt asked what percentage of payments are accepted by credit cards vs. cash or check right now. Director Peterson said he could provide that data at the next meeting. Trustee Bluthardt recommended increasing the fees to include the credit card fee, but offer a discount for cash payments. He also recommended offering an incentive to residents who enroll in the auto pay feature.

Trustee McNeill asked if the alternative payment in cash would create more in person customers and potentially burden staff. Director Kotloski said she doesn't see it being an issue in the Parks Department since people are accustomed to paying a fee and it would only impact those making payments.

Trustee Martinez and Pedersen agreed with passing along the fees to users.

VI. Other Business

None.

VII. Department Reports

Assistant Village Administrator (AVA) – AVA Moran provided an update on some department projects including the body worn camera implementation at the PD, Board room audio visual setup, and server migration being done with IT. Additionally, staff is working on the BS&A software conversion for the Village and the LakeComm switchover for dispatch services.

He also discussed business development initiatives including a business boost workshop at the Antioch Public Library District. He also discussed the interim village planner and a review of the permitting process. AVA Moran discussed the recent Lake County Convention & Visitors Bureau meeting and the tourism in Lake County. He added that we are now a member of IL 250 community, which means they will help promote events we having going on in 2026 in celebration of the Nation's 250th.

Parks – Director Kotloski provided an update on the Centennial Park OSLAD grant, and outlined the features included in phase I of the project. She was informed at this meeting that phase 2 will include parking lots, a sensory node, and the ball fields including dugouts. The budget right now is at approximately \$1.27 million and includes a contingency. The project budget is \$1.2 million. She provided an overview of the expenses the village will be paying and will be required to budget in FY27. She discussed additional alternates that could be included in the project scope, and said a request for proposals for playground concepts was posted, which included the historical importance of the park. The RFPs are due October 23, and she anticipates a 90% design development review will occur in mid-October before moving on to the construction documentation phase. She asked the board for feedback on tennis vs. pickleball vs. combined courts, and any thoughts regarding the proposed alternates.

Trustee Bluthardt said he would prefer pickleball only, and asked if the design will come to the Board at any point. Director Kotloski replied that it would.

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Trustee McNeill said she would prefer pickleball and tennis combined.

Trustee Martinez asked about pricing points for pickleball and tennis. Director Kotloski responded that it is not a significant price difference. Trustee Martinez said he is in favor of both.

Trustee Pedersen agreed and is in favor of combined courts.

Director Kotloski provided an update on the end of summer camp, the aqua center membership sales and youth sports classes enrollment. She continues to work with staff on improving those programs.

She discussed the recent paranormal event and engagement and announced the wine walk is coming up this week and tickets are available. The Ghost Tours are scheduled for October 11 and they include a stop at the former village hall. She also announced Treat the Streets and Harvest Fest to be held on October 25.

Public Works – Director Heimbrodt reported on some task updates done by his department including asphalt work. He discussed recent electrical issues at well 6, and said it appears the motor and pump need to be reviewed and repaired. He added that well 6 is one of 3 wells on Toft Street. They have contracted with Cahoy to perform the repairs in the amount of \$19k, which includes the potential to replace the motor. He received notice that Lake County Public Works has done a rate study and will be increasing the sewer fees in the eastern area of Antioch beginning December 21, 2025. He discussed the road program, stating that the three bids received were higher than the engineers estimate of probable cost, so he decided to eliminate the road program this year. He plans to bid a larger program earlier next year hoping for reduced costs. He would recommend putting a road program together for \$1.3 million earlier next year. There were no objections from the Board members present to move forward with a larger road program next year. Director Heimbrodt announced that the Woods of Antioch restoration should begin soon, he discussed the landscaping at Sequoit Creek Park and stated that Breezy Hill Nursery began to work on a punch list of warranty items. They confirmed that they are locating a replacement Christmas tree, and will gather an estimated time for that replacement.

VIII. Executive Session: Personnel, probable Litigation, purchase or sale of property

The Mayor and Board of Trustees did not go into executive session.

IX. ADJOURNMENT

There being no further discussion, the Village Board of Trustees Committee of the Whole meeting adjourned at 8:12 pm.

Respectfully submitted,
Lori K. Romine, RMC/CMC
Village Clerk