

APPROVED MINUTES

VILLAGE OF ANTIOCH
BOARD OF TRUSTEES – REGULAR MEETING
Village of Antioch, Lake County, Illinois
Municipal Building: 935 Skidmore Drive, Antioch, IL 60002
January 14, 2026

I. CALL TO ORDER

Mayor Gartner called the January 14, 2026 regular meeting of the Board of Trustees to order at 8:45pm at the Antioch Municipal Building located at 874 Main Street, Antioch, IL and via Zoom.

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.

III. Absent Trustees Wishing to Attend Remotely

There were no objections to Trustee Pierce attending remotely.

Citizens Wishing to Address the Board

None.

IV. Mayoral Report

No report.

V. Consent Agenda

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

1. Approval of the December 10, 2025 Village Board Meeting Regular Meeting Minutes as presented
2. Approval of a Resolution authorizing the closure of Route 83 for the annual Easter Parade on Saturday, April 4, 2026 – *Resolution No. 26-01*
3. Approval of a Resolution authorizing a Special Event Liquor License to Professional Beverage Service LLC for the Village of Antioch's Kickoff Concert to be held on June 11, 2026; waiving all fees – *Resolution No. 26-02*
4. Approval of a Resolution authorizing a Special Event Liquor License to Professional Beverage Service LLC for the Village of Antioch's Shamrock Jam to be held on March 7, 2026; waiving all fees – *Resolution No. 26-03*
5. Approval of a Resolution authorizing a Special Event Liquor License to Professional Beverage Service LLC for the Village of Antioch's Small Town Smoke Out to be held on September 12, 2026; waiving all fees – *Resolution No. 26-04*
6. Approval of a Resolution authorizing a Special Event Liquor License to Brothers of Liberty for their Comedy Night event to be held on January 24, 2026; waiving all fees – *Resolution No. 26-05*
7. Approval of a Resolution authorizing a Special Event Liquor License to Brothers of Liberty for their Southbound Music event to be held on February 7, 2026; waiving all fees – *Resolution No. 26-06*
8. Approval of a Resolution authorizing the Village Administrator to Execute a contract with Mad Bomber Fireworks Productions to provide the annual fireworks show for the Village of Antioch in the amount of \$43,000 - *Resolution No. 26-07*

Upon roll call, the vote was:

YES: 6: Macek, Bluthardt, McNeill, Martinez, Pierce and Pedersen.

NO: 0.

ABSENT: 0.

THE MOTION CARRIED.

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VI. Regular Business

9. Consideration and approval of payment of accounts payable as prepared by staff in the amount of \$1,684,871.20 – Trustee Bluthardt moved, seconded by Trustee McNeill, to approve payment of accounts payable in the amount of \$1,684,871.20. Upon roll call, the vote was:

YES: 6: Macek, Bluthardt, McNeill, Martinez, Pierce and Pedersen.

NO: 0.

ABSENT: 0.

THE MOTION CARRIED.

10. Consideration and approval of a Resolution authorizing the Village Administrator to execute a contractor agreement with SB Friedman Development Advisors for Downtown TIF District Designation and Development Services – Trustee Pierce moved, seconded by Trustee Pedersen, to approve **Resolution No. 26-08**, authorizing the Village Administrator to execute a contractor agreement with SB Friedman Development Advisors for Downtown TIF District Designation and Development Services. Upon roll call, the vote was:

YES: 6: Macek, Bluthardt, McNeill, Martinez, Pierce and Pedersen.

NO: 0.

ABSENT: 0.

THE MOTION CARRIED.

11. Consideration and approval of a Resolution authorizing the Treatment Facility to proceed with the purchase of a replacement fire alarm panel and components in the amount of \$20,107.56 from Automatic Fire Systems - Trustee Pedersen moved, seconded by Trustee McNeill, to approve **Resolution No. 26-09**, authorizing the Treatment Facility to proceed with the purchase of a replacement fire alarm panel and components in the amount of \$20,107.56 from Automatic Fire Systems. Upon roll call, the vote was:

YES: 6: Macek, Bluthardt, McNeill, Martinez, Pierce and Pedersen.

NO: 0.

ABSENT: 0.

THE MOTION CARRIED.

12. Consideration and Approval of a Resolution authorizing and approving an agreement for building inspection services on behalf of the Village of Antioch, Illinois - Trustee Bluthardt moved, seconded by Trustee McNeill, to approve **Resolution No. 26-10**, authorizing and approving an agreement for building inspection services on behalf of the Village of Antioch, Illinois. Upon roll call, the vote was:

YES: 6: Macek, Bluthardt, McNeill, Martinez, Pierce and Pedersen.

NO: 0.

ABSENT: 0.

THE MOTION CARRIED.

13. Consideration and Approval of a Resolution authorizing the Village Administrator to execute a second amendment to the Water Tower Lease Agreement with Verizon Wireless - Trustee Bluthardt moved, seconded by Trustee Pedersen, to approve **Resolution No. 26-11**, authorizing the Village Administrator to execute a second amendment to the Water Tower Lease Agreement with Verizon Wireless. Upon roll call, the vote was:

YES: 6: Macek, Bluthardt, McNeill, Martinez, Pierce and Pedersen.

NO: 0.

ABSENT: 0.

THE MOTION CARRIED.

14. Consideration and Approval of a Resolution authorizing and approving a payment to MGT Impact Solutions, LLC in connection with employment services on behalf of the Village of Antioch, Illinois - Trustee Pedersen moved, seconded by Trustee McNeill, to approve **Resolution No. 26-12**, authorizing and approving a payment to MGT Impact Solutions, LLC in connection with employment services on behalf of the Village of Antioch, Illinois.

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Upon roll call, the vote was:

YES: 6: Macek, Bluthardt, McNeill, Martinez, Pierce and Pedersen.

NO: 0.

ABSENT: 0.

THE MOTION CARRIED.

15. Consideration and approval of a Resolution authorizing and approving a mutual release and settlement agreement for the Village of Antioch, Illinois (E.C.B. Antioch, L.L.C) - Trustee Bluthardt moved, seconded by Trustee Pedersen, to approve **Resolution No. 26-13**, authorizing and approving a mutual release and settlement agreement for the Village of Antioch, Illinois (E.C.B. Antioch, L.L.C). Upon roll call, the vote was:

YES: 6: Macek, Bluthardt, McNeill, Martinez, Pierce and Pedersen.

NO: 0.

ABSENT: 0.

THE MOTION CARRIED.

VII. Administrator's Report

Administrator Guttschow read aloud a statement regarding his service as Village Administrator the last 2 years. He commented on the team, focus on collaboration, dedication, and projects completed during this time. He credited staff for their work and dedication, he thanked the board for trusting him in the role, and said he will leave the podium proud of all that has been accomplished.

VIII. Village Clerk's Report

No report.

IX. Trustee Reports

Trustee Martinez discussed the theater membership program, and the potential to work with the Lakes Region Historical Society to see what they did previously.

X. Department Reports: Community Development, Finance, Police

Community Development:

No report.

Finance:

Director Peterson provided a brief overview of his last year with the Village. He commended Beckey Kijak for her assistance throughout the year in taking over the third party contract for bank reconciliations. The BS&A software transition was an achievement which improved ACH payment processes. He discussed the budget and 5-year financial forecast which was completed immediately, credit card processing and thanked Rachel Thiel for her assistance with that project, the police pension funding policy discussed earlier, and onboarding processes that were developed in order to provide his successor with the tools to be successful in the role. He further discussed the accomplishments of the tax levy and audit, record retention and digitization, implementation of sales taxes, and a proposed voluntary reduction to property taxes to be discussed at the March 11 Committee of the Whole Meeting. Mayor Gartner commended Michael on his hard work and dedication.

Police:

Chief Guttschow provided highlights from the department including incidents, traffic stops, arrests, and work anniversaries. He announced that Officers Lauterbach and Hart completed their field training and have started solo patrol. They currently have one vacancy and expect Sgt Marsh to return in March, who has been able to complete work behind the scenes in a restricted capacity. Officer Serrano graduated from the academy and is in phase B of the FT program. Chief Guttschow discussed officers attending additional trainings, a transition in the SRO assigned at the high school, and said they are in the process of completing CPR certifications.

XI. Executive Session: Personnel

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Trustee Pedersen moved, seconded by Trustee Bluthardt to enter into executive session at 9:10 pm to discuss Personnel. Upon roll call, the vote was:

YES: 6: Macek, Bluthardt, McNeill, Martinez, Pierce and Pedersen.

NO: 0.

ABSENT: 0.

THE MOTION CARRIED.

Trustee Bluthardt moved, seconded by Trustee McNeill, to return from executive session at 9:16 pm with **action taken**. Upon roll call, the vote was:

YES: 6: Macek, Bluthardt, McNeill, Martinez, Pierce and Pedersen.

NO: 0.

ABSENT: 0.

THE MOTION CARRIED.

1. Consideration and possible final action on personnel matters discussed in closed session

Trustee Macek moved, seconded by Trustee Pedersen, to confirm the appointment of Andrew Lichterman to the office of Village Administrator.

Upon roll call, the vote was:

YES: 6: Macek, Bluthardt, McNeill, Martinez, Pierce and Pedersen.

NO: 0.

ABSENT: 0.

THE MOTION CARRIED.

XI. ADJOURNMENT

There being no further discussion, the Village Board of Trustees regular meeting adjourned at 9:17 pm.

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 January 14, 2026

I. CALL TO ORDER

Mayor Gartner called the January 14, 2026 Committee of the Whole meeting of the Board of Trustees to order at 6:32 pm 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, 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 attending remotely.

V. Mayoral Report –

Acknowledgements:

Police Department Lifesaving Awards for Jacob Phares and Raymond Galiato – Chief Guttschow presented awards to officers Phares and Galiato for lifesaving efforts of an unresponsive male in a vehicle.

Mayor Gartner thanked Administrator Guttschow, Assistant Administrator Moran and staff for their dedication and work in the absence of a full-time administrator. The board made an offer and he introduced the candidate Andrew Lichterman.

Citizens Wishing to Address the Board

Pam Whitaker, Village resident, provided a summary of points discussed at the Parks & Recreation Advisory Board meeting and neighboring concerns related to the sounds caused by playing pickleball and the proximity of the proposed pickleball court to their residence. She discussed the impacts to mental health and articles published regarding these concerns.

Keith Whitaker, Village resident, expressed concern with increased traffic resulting from pickleball courts being added to Centennial Park. He also discussed the noise concern. He asked if there was an amendment for the six courts.

Arlene Messner Peters, Village resident, asked the Board to be open to seeking research on the topic and discussed similar lawsuits related to the same issue of noise caused from pickleball courts. She commented that the current courts are dual courts, and offered to leave information for the Board to research.

Mr. Bernie Valenzuela, Village resident, expressed concern with the tennis courts at Centennial Park and the noise they may create. He is grateful for the courts, and hope it stays that way, and doesn't mind sharing the courts with pickleball.

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VI. Regular Business

1. Approval of the November 12, 2025 Committee of the Whole meeting minutes as presented - Trustee Pedersen moved, seconded by Trustee Bluthardt, to approve the November 12, 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. Liquor license request from Brothers of Liberty to be located at 894 Anita Avenue – Ms. Jennifer Schwinn and Nick Barber, representing the Brothers of Liberty, stated that the Brothers of Liberty raise money for breast cancer, and are a 501c3 organization. The last few years the group has been located in Antioch and give back to the community through free events, and assistance from local organizations and businesses.

Trustee Pierce asked about a previous application and if those previous issues have been resolved. Mr. Barber said the previous applicants have left the organization, and these are new applicants. They have had no issues in the past with special event licenses.

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

3. Discussion regarding a concept project request from Kunes Ford concerning vacant property on Route 173 – Mr. Mark Janeck discussed the request to move their operations to the east and construct a new building for a dealership. Mr. Dax Connelly, director of development with the Kunes Group, presented their request to vacate their current location and move to a larger space in a new dealership. He relayed that this will be a \$15 million investment into the community, and they plan to present a request for TIF incentives at an upcoming meeting. He indicated that they will continue to work with IDOT, and have the engineer available for technical questions.

Trustee Macek asked what will be done with the old building. Mr. Connelly is unsure, but assured the Board that it will not go blighted. He added that they will put a plan together for a sales tax agreement request.

Trustee Bluthardt expressed concern with the cost and return on investment to the Village. He said if the numbers work, he looks forward to seeing the rest of the proposal.

Trustee Martinez asked the applicant to consider the neighbors alongside the property. Mr. Connelly said they have considered neighbors in their plans.

Trustee Pierce also expressed concern with the residents on Lincoln Avenue, and the past dealings with Kunes that were not finalized or finished.

Trustee Pedersen asked for better communication with Kunes than was previously provided. She said they want to see them successful and wants open lines of communication and would like to see the numbers.

4. Discussion regarding a concept project request from Kinzie Development concerning the previous Village Hall property located at 874 Main Street – Community Development Director Mark Janeck reviewed the request for rental apartments, retail space, and use of village property and a public parking lot.

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Mr. Mark Kurensky of HM Architects presented the plan, which has changed in detail from its original concept. They had a survey completed for the property and he noted that EM8 is the developer, Kinzie is the builder. He discussed the zoning of the property and permitted uses which impacted the design of the building. The development will activate Main Street, Orchard Street and Toft. He discussed parking, and said they need additional spaces which may be utilized by the adjacent municipal lots. He's asking for a positive feel from the Board in order to proceed with engineering. The intent is to work with the TIF consultant on a potential TIF in the area.

Trustee Macek commented on the parking, including handicapped spaces. Mr. Kurensky responded that the entrance was moved to make it closer to parking. Trustee Macek expressed concern that the building is so big, it dwarfs everything else down the road. Mr. Kurensky discussed the proposed plan, and parking decks in other municipalities.

Trustee Bluthardt is excited for this, and believes it will liven up downtown, but agreed that parking may be an issue. He likes the entrance on Toft, and wants to make sure the Village can help move it forward and work together toward a solution.

Trustee McNeill loves the design and idea, and is also concerned with parking, particularly with events downtown when parking is already a concern.

Mayor Gartner asked that the development fit into the comprehensive plan, and believes the municipal parking lot may provide for a 2-story parking structure. He asked the developer to explain the amount of 1-bedroom vs. 2-bedroom units proposed in the plan. Mr. Kurensky said those are details that could be discussed in the next step but the proposed units were based on market rates.

Trustee Martinez asked what was proposed on Toft Avenue. Mr. Kurensky discussed the crosswalk opportunity on Toft. Trustee Martinez asked about the height of the building. Mr. Kurensky said the code allows higher retail and discussed other retail nearby. Trustee Martinez said he envisions this as a positive for downtown, and would prefer condos, but understands that the market favors apartments and agreed with the Mayor about discussions regarding a parking garage.

Trustee Pierce asked what the rent would be. Mr. Etamar Deshe of EM8 said they are not allowed by law to determine if Section 8 is in the building, but added that the price range is between \$1,800-\$2,400. He agreed with trustees and expressed concern with limited handicapped parking. He discussed the agreement with Lovin Oven for designated parking in a municipal lot, and asked if the agreement will be designated parking spots or on a first-come-first-served basis. Mr. Deshe said they will find a way to make it work. Trustee Pierce also expressed concern with residents parking in the other municipal parking lot on the east side of Toft taking away from business parking.

Trustee Pedersen also expressed concern with parking, and stated her observations of the lots being full during the day, and the larger impact during the summertime and events. She agreed with the need for a parking garage. Trustee Pedersen confirmed that it will be rentals and not condos, to which Mr. Deshe responded that they prefer to rent and manage the properties.

5. Discussion regarding an agreement with SB Friedman Development Advisors for Downtown TIF District Designation and Development Services – Assistant Village Administrator Jim Moran presented the proposal from SB Friedman for the feasibility and eligibility for a downtown TIF district. He discussed the boundaries of the proposed TIF district.

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Those present discussed properties included in the potential TIF districts, and potential boundaries. Administrator Guttschow said the consultant is specific in being cautious about including residential properties into the TIF, and additional properties may limit the eligibility factors of the TIF itself. Trustees agreed that the TIF is necessary to make some of the improvements desired.

6. Discussion regarding the Planning and Zoning Board Recommendation related to setbacks from the front and side property lines for the construction of a garage to be located in the front yard at 40810 N. Grand Avenue, PIN 01-24-2304-034 – There was no discussion on this item, and it will be placed on the next village board agenda for consideration.

7. Discussion regarding the Planning and Zoning Board Recommendation related to a text amendment and special use for relief to allow the petitioner to construct and install an Electronic Message Board (EMB) on the existing masonry structure for the property commonly known as 433 Depot Street; PIN 02-09-200-022 – Trustee Macek asked that it follow the same parameters as the requirements for other school signs. Trustee Pedersen said it may interfere with traffic going by, and it should adhere to the same specifics as the high school. Mr. Janeck said this will not have as many images, and won't be as graphic as the sign at the high school. Trustee Pierce asked that the agreement does not exceed the requirements of the high school. He also expressed concern with additional requests from other civic groups, and thinks this just needs to be for Hillcrest.

Mr. Mendez, director of operations with School District 34, said they will be in compliance and it will mimic the same graphics as the sign located at WC Petty, which has less graphics than the high school. He added that they won't come back asking for a sign at MaryKay.

Trustee Pedersen said there isn't a traffic pattern near WC Petty, which allowed them to have a sign and graphics. All of the other signs in town are held to black red and green because of flashing and potential for accidents.

Mr. Mendez discussed lumens, setback and all concerns brought forth by staff that they have adjusted.

Trustee Bluthardt asked if this was going to be in the same location as the existing sign. Mr. Mendez confirmed that is correct. Trustee Bluthardt's concern is with the proposed round about affecting traffic.

Trustee McNeill asked if he knew what colors would be permitted. Mr. Mendez responded that he will have to see what was permitted for the high school sign.

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

8. Discussion regarding the Planning and Zoning Board Recommendation related to a text amendment and special use for relief to allow the petitioner to construct improvements to an existing structure located at the property commonly known as 1275 Main Street; PIN 02-17-200-046 - There was no discussion on this item, and it will be placed on the next village board agenda for consideration.

9. Discussion regarding building permit fees – The Mayor discussed the building department permitting fees recently implemented, and costs associated with conducting inspections and processing permit applications. He discussed concerns from contractors regarding the fees and acceptance of credit card payments. Community Development Director Janeck discussed the different ways of

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calculating fees based on the different types of projects based on what is currently in the Village Code. He presented proposed fees for various planning, building and other related services.

Mayor Gartner asked the board to review and send any questions to Director Janeck. Director Janeck added that there will likely be multiple iterations of the proposed fees before it comes back to the Village Board for approval.

10. Discussion regarding a Police Pension Funding Policy – Finance Director Peterson presented the proposed policy related to police pension funding and provided an overview of the funding liability and ranking among other pension funds in the state. He added that it will be retroactive to May 1, 2025. He recommended approval of the policy. Trustee Pierce asked why the financial impact is unknown. Director Peterson discussed assumptions throughout the year, and the actuarial gains or losses that may impact the funding which are addressed in the proposed policy.

Trustee Martinez confirmed that Director Peterson expects an additional \$2.5 million in revenue due to the additional sales tax and assumption of the grocery tax. Director Peterson said he has budgeted \$2.25 million expected from that revenue.

11. Discussion regarding an ordinance approving the compensation ranges for management and non-union employees of the Village of Antioch, Illinois effective May 1, 2026 – This item will be removed from the agenda.

12. Discussion regarding the Parks & Recreation Board Recommendation related to proposed pickleball courts at Centennial Park – Director Kotloski relayed the recommendation from the Parks and Recreation Advisory Board that the renovation of Centennial include two mixed used racquet sports courts to continue to offer flexible use of that park and to address resident concerns.

Mayor Gartner said he originally thought they should all be made pickleball courts. Since that time, he has done research and didn't realize the proximity to the residences. He agrees that the courts should be mixed use.

Trustee Pierce is glad to hear the recommendation from the Park Board and agrees that while pickleball is a growing sport, it should be placed in a more secluded park and away from residences.

Trustee Pedersen asked if this will impact the grant, and Director Kotloski responded that it doesn't impact the grant.

13. Discussion regarding a text amendment related to window signs within the Village of Antioch – Director Janeck said the code has certain requirements for window signage, and asked the Board if they wanted to amend the code to a different ratio, or to enforce what is currently in place.

Trustee Martinez asked if examples could be provided or if current signage could be grandfathered.

Director Janeck will provide examples to the Board, and an idea of what businesses appear to be vastly more than 35% covered.

14. Discussion regarding an agreement for building inspection services on behalf of the Village of Antioch, Illinois – Mayor Gartner discussed the current inspections conducted by HR Green and the recommendation for this consultant who can assist with plan review and inspections for building permits.

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15. Discussion regarding a payment to MGT Impact Solutions, LLC in connection with employment services – Assistant Village Administrator Moran provided background on the approval of a contract with Mark Janeck, and the impacts realized in cancelling the MGT contract in place for his services. He commented that the desire would be to keep Mark on board under his own contract in order to strengthen the relationship. Assistant Administrator Moran added that the fee was reduced as a result of negotiations with Attorney Vasselli.

16. Discussion regarding a second amendment to the Water Tower Lease Agreement with Verizon Wireless – Assistant Administrator Moran provided an overview of the agreement for the cell tower with Verizon, and the previous extension. The proposed agreement continues the current agreement with Verizon.

VII. Other Business

None.

VIII. ADJOURNMENT

There being no further discussion, the Village Board of Trustees Committee of the Whole meeting adjourned at 8:36pm.

Respectfully submitted,

Lori K. Romine, RMC/CMC
Village Clerk