

APPROVED MINUTES

**VILLAGE OF ANTIOCH
BOARD OF TRUSTEES - REGULAR MEETING
Village of Antioch, Lake County, Illinois
Municipal Building: 935 Skidmore Drive, Antioch, IL 60002
April 8, 2026**

I. Call to Order

Mayor Gartner called the April 8, 2026 regular meeting of the Board of Trustees to order at 6:34 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 Lichterman and Clerk Romine.

IV. Absent Trustees Wishing to Attend Remotely

There were no Trustees attending remotely.

V. Mayoral Report

1. Acknowledgements – National Telecommunicators Week, Child Abuse Prevention Month, Autism Awareness Month

2. Recognition of Owen Shea, IHSA Wrestling 1st Place Champion and IHSA Football All-State – Mayor Gartner reviewed Owen’s accomplishments, including making all conference and all Lake County his junior year in football, and being named defensive player of the year in 2026. He was also All-State in IHSA 6A his senior year and invited to play in the 2026 Shrine all-stars game in June. In wrestling, Owen is a 3-time state qualifier, and named IHSA State Champ.

Coach John Ridle and his assistant, Coach Dominic, were also recognized for their efforts in preparing Owen for his tournaments.

3. Recognition of Antioch Predator Wrestlers and State Champion Grady Glowacki – The Predators were not present at this meeting.

VI. Public Comment

Danica Larson and Zoey Gruber discussed the Carmax proposal at the Antioch Corporate Center and the pros and cons they feel are a part of the project. They asked the Board to take a 60-day pause on the project to consider the impacts.

Mr. Greg Goldbogen, representing the Oakwood Knolls property owners association, addressed the Board stressing the importance of a project they have been working on for dredging and

APPROVED MINUTES

rehabilitation of their channel. He also discussed the culvert contributing to the problem. He asked that the Village help in finding a solution to the problem and financing the dredging.

VII. Reports

None.

VIII. Consent Agenda

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

1. Approval of the March 11, 2026 Regular Meeting Minutes as presented
2. Approval of a Resolution Granting a Class G Single Special Event Liquor License to the Village of Antioch for its Summer Wine Walk event to be held on June 20, 2026; waiving all fees – *Resolution No. 26-31*
3. Approval of a Resolution Granting a Class G Single Special Event Liquor License to the Antioch Lions Club for the 4th of July event to be held on July 4, 2026; waiving all fees – *Resolution No. 26-32*
4. Approval of a Resolution Granting a Class G Single Special Event Liquor License to the Antioch Lions Club for its Chicken Barbecue event to be held on July 26, 2026; waiving all fees – *Resolution No. 26-33*
5. Approval of a Resolution Granting a Class G Single Special Event Liquor License to the Lodge of Antioch, Ltd. for Antioch's Taste of Summer Festival and Carnival on June 4, 2026 through June 7, 2026 (with a rain date of June 8, 2026)– *Resolution No. 26-34*
6. Approval of an Ordinance amending the amusement tax rate for the Village of Antioch – *Ordinance No. 26-04-10*
7. Approval of an ordinance adopting the zoning map for the Village of Antioch, Illinois – *Ordinance No. 26-04-11*
8. Consideration and approval of a Resolution adopting the Chain O'Lakes Watershed Based Plan prepared by the Fox Waterway Agency and Northwater Consulting and to working cooperatively to support coordinated planning and implementation of water quality improvement projects within its jurisdiction as funding and planning activities allow on behalf of the Village of Antioch, Illinois – *Resolution No. 26-35*

Upon roll call, the vote was:

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

NO: 0.

ABSENT: 0.

THE MOTION CARRIED.

IX. Regular Business

9. Consideration and approval to ratify payment of the March 25, 2026 accounts payable as prepared by staff in the amount of \$1,728,113.08 – Trustee McNeill moved, seconded by Trustee Pedersen, to ratify payment of the March 25, 2026 accounts payable in the amount of \$1,728,113.08.

Upon roll call, the vote was:

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

NO: 0.

ABSENT: 0.

APPROVED MINUTES

THE MOTION CARRIED.

10. Consideration and approval of payment of accounts payable as prepared by staff in the amount of \$752,795.19 – Trustee Pedersen moved, seconded by Trustee Pierce, to approve payment of accounts payable in the amount of \$752,795.19. 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 Pierce, to consolidate the following agenda items:

- 11.** Consideration and Approval of a Resolution Granting a Class G Single Special Event Liquor License to the Brothers of Liberty for its Paint & Sip event to be held on April 12, 2026; waiving all fees – *Resolution No. 26-36*
- 12.** Consideration and Approval of a Resolution Granting a Class G Single Special Event Liquor License to the Brothers of Liberty for its Cornhole Tournament event to be held on April 14, 2026; waiving all fees – *Resolution No. 26-37*
- 13.** Consideration and Approval of a Resolution Granting a Class G Single Special Event Liquor License to the Brothers of Liberty for its Meat Raffle/Comedy Show event to be held on April 18, 2026; waiving all fees – *Resolution No. 26-38*
- 14.** Consideration and Approval of a Resolution Granting a Class G Single Special Event Liquor License to the Brothers of Liberty for its Cornhole Tournament event to be held on April 21, 2026; waiving all fees – *Resolution No. 26-39*
- 15.** Consideration and Approval of a Resolution Granting a Class G Single Special Event Liquor License to the Brothers of Liberty for its Dirty Bingo event to be held on April 25, 2026; waiving all fees – *Resolution No. 26-40*
- 16.** Consideration and Approval of a Resolution Granting a Class G Single Special Event Liquor License to the Brothers of Liberty for its Cornhole Tournament event to be held on April 28, 2026; waiving all fees – *Resolution No. 26-41*
- 17.** Consideration and Approval of a Resolution Granting a Class G Single Special Event Liquor License to the Brothers of Liberty for its Cornhole Tournament event to be held on May 5, 2026; waiving all fees – *Resolution No. 26-42*
- 18.** Consideration and Approval of a Resolution Granting a Class G Single Special Event Liquor License to the Brothers of Liberty for its Dirty Bingo event to be held on May 30, 2026; waiving all fees – *Resolution No. 26-43*
- 19.** Consideration and Approval of a Resolution Granting a Class G Single Special Event Liquor License to the Brothers of Liberty for its Paint & Sip event to be held on June 7, 2026; waiving all fees – *Resolution No. 26-44*
- 20.** Consideration and Approval of a Resolution Granting a Class G Single Special Event Liquor License to the Brothers of Liberty for its Wildwood Music Concert event to be held on June 19, 2026; waiving all fees – *Resolution No. 26-45*

Upon roll call, the vote was:

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

NO: 0.

APPROVED MINUTES

ABSENT: 0.

THE MOTION CARRIED.

Trustee Bluthardt moved, seconded by Trustee Martinez, to approve the consolidated items.

Trustee Macek asked about setting a precedent for other organizations. Mayor Gartner feels as though the rewrite of the liquor code is urgent, and hopes the board sees those revisions soon.

Trustee Pierce asked if they are eligible for a license. Attorney Vasselli responded that they are eligible for a license. Trustee Pierce asked if there was a limit to the number of special event licenses allowed by the Village. Clerk Romine responded that there is no limit to the number of special event licenses in the Village Code.

Trustee Bluthardt said this was discussed at the last meeting to grant the individual event licenses dependent upon them coming into the village the week prior with the state license and all other requirements. If not done, the event will not move forward. As long as they are giving back to the community, he feels okay waiving the fees.

Trustee Macek asked how the Village can enforce the removal of the other licenses if there is a conflict or issue at another one of their events. Mayor Gartner responded that they could be called in before the liquor commission.

Upon roll call to approve the consolidated items, the vote was:

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

NO: 0.

ABSENT: 0.

THE MOTION CARRIED.

21. Consideration and approval of an Ordinance Deleting and Adding Once Class "B" Restaurant Limited Service Liquor License for Asian Harbor, Inc. to be located at 508 Orchard Street to reflect a change in corporate ownership – Trustee McNeill moved, seconded by Trustee Pedersen, to approve **Ordinance No. 26-04-12**, Deleting and Adding Once Class "B" Restaurant Limited Service Liquor License for Asian Harbor, Inc. to be located at 508 Orchard Street to reflect a change in corporate ownership; waiving the second reading. Upon roll call, the vote was:

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

NO: 0.

ABSENT: 0.

THE MOTION CARRIED.

22. Consideration and approval of a Resolution awarding a bid to Midwest Excavators, LLC for the Centennial Park Phase One Final Design on behalf of the Village of Antioch, Illinois – Trustee Pedersen moved, seconded by Trustee McNeill, to approve **Resolution No. 26-46**, awarding a bid to Midwest Excavators, LLC for the Centennial Park Phase One Final Design on behalf of the Village of Antioch, Illinois.

APPROVED MINUTES

Trustee Pierce wanted to ensure that there is space to expand the playground in the future.

Trustee Macek said cameras will be in the park. Administrator Lichterman confirmed that internet and cameras are included as alternates.

Upon roll call, the vote was:

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

NO: 0.

ABSENT: 0.

THE MOTION CARRIED.

23. Consideration and approval of an ordinance amending Section 10-14-8 of the Antioch Village Code regarding Wall Signage in the Antioch Downtown Sign District - Trustee McNeill moved, seconded by Trustee Pedersen, to approve **Ordinance No. 26-04-13**, amending Section 10-14-8 of the Antioch Village Code regarding Wall Signage in the Antioch Downtown Sign District, waiving the second reading. Upon roll call, the vote was:

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

NO: 0.

ABSENT: 0.

THE MOTION CARRIED.

24. Consideration and approval of an ordinance granting a Variance to allow no exterior lighting for a sign to be installed at 311 West Depot Street (Pacific Plaza LLC) - Trustee Pedersen moved, seconded by Trustee McNeill, to approve **Ordinance No. 26-04-14**, granting a Variance to allow no exterior lighting for a sign to be installed at 311 West Depot Street (Pacific Plaza LLC), waiving the second reading. Upon roll call, the vote was:

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

NO: 1: Pierce.

ABSENT: 0.

THE MOTION CARRIED.

25. Consideration and approval of a Resolution authorizing and approving a memorandum of understanding between the Illinois Fraternal Order of Police Labor Council and the Village of Antioch, Illinois (Wage Matrix) – Trustee McNeill moved, seconded by Trustee Pierce, to approve **Resolution No. 26-47**, authorizing and approving a memorandum of understanding between the Illinois Fraternal Order of Police Labor Council and the Village of Antioch, Illinois (Wage Matrix). Upon roll call, the vote was:

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

NO: 0.

ABSENT: 0.

THE MOTION CARRIED.

X. Administrator's Report

Administrator Lichterman thanked staff and elected officials for their participation in the Easter Parade and Egg Hunt. He said the roof at bandshell and Metra Station have been completed, and the new generator has been installed at the PD. Administrator Lichterman thanked staff and the Board on

APPROVED MINUTES

their input during the budget process, and said they plan to refine the process for next year. He provided a recap of the tornado warning and staff's immediate response in ensuring public safety. He discussed warning and alert systems and resident participation and subscriptions. He discussed the 'build plan' proposed by the State of Illinois, stating that staff will continue to provide information as it becomes available. Those present agreed to consider a resolution at the next meeting addressing the proposed legislation. Attorney Vasselli said he will come up with an action plan to present to the Village Board. Administrator Lichterman also discussed a taxing district meeting held earlier in the day.

XI. Village Clerk's Report

No report.

XII. Trustee Reports

Trustee Pierce discussed culverts in Oakwood Knolls and other subdivisions.

Trustee Pedersen met with Administrator Lichterman about the scooters being ridden on the streets, unlicensed golf carts and side-by-sides. She would like to bring this discussion to the Board at a future meeting.

XIII. ADJOURNMENT

There being no further discussion, the Village Board of Trustees regular meeting adjourned at 7:33 pm.

Respectfully submitted,

Lori K. Romine, RMC/CMC
Village Clerk

APPROVED MINUTES

**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
April 8, 2026**

I. Call To Order

Mayor Gartner called the April 8, 2026 Committee of the Whole meeting of the Board of Trustees to order at 7:46 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, Pierce and Pedersen. Also present were Mayor Gartner, Attorney Vasselli*, Administrator Lichterman and Clerk Romine.

III. Absent Trustees Wishing to Attend Remotely

There were no Trustees attending remotely.

IV. Mayoral Report –

None.

V. Public Comment -

None.

VI. Regular Business

1. Approval of the March 11, 2026 Committee of the Whole meeting minutes as presented - Trustee Pedersen moved, seconded by Trustee Pierce, to approve the March 11, 2026 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 building permit fees – Community Development Director Mark Janeck presented his findings on development fees. He said this has to go before the Planning and Zoning Board, but wanted to explain the fees that have been questioned recently. Upon further research, it appears as though the existing fees are more than those of neighboring communities. He presented a comparative analysis and proposed fee structure. In general, the 1% administrative fee will be removed, escrow will be eliminated, and pass through fees will be paid at the building permit issuance. Some current fees are based on cubic square footage, and will instead be charged on the cost of the project. Outside agency fees will need to be paid. This item will be referred to the Planning and Zoning Board for a recommendation.

3. Budget Presentation and CIP – Finance Director Peterson thanked Jim Moran for preparing the slide presentation, and thanked Administrator Lichterman, staff and the Village Board for their work during budget preparation. He said they are still actively updating numbers as they become available.

Director Peterson reviewed the Village's budget philosophy and the addition of several line items to the proposed budget. He explained that revenues were projected conservatively, while

APPROVED MINUTES

expenditure requests were presented on an all-inclusive basis, allowing the Board to request reductions as needed. He stated that he considers the proposed budgets to be balanced, subject to certain considerations.

Director Peterson presented the fund balance summary and explained that he intentionally set the General Fund balance at 25%, with the remaining fund balance allocated to Capital Projects in accordance with policy. He noted that loans and bond proceeds were included in the budget to balance the funds, which is why no negative balances were shown.

He also reviewed General Operating Fund revenues, including loan proceeds for the Early Retirement Incentive (ERI) and a legal settlement. He reported that he had spoken with IMRF regarding the ERI and advised that the Village would not be paying interest on the ERI. As a result, IMRF waived \$165,000 in interest and SLEP charges.

Director Peterson presented sales tax revenues generated by the top businesses in town. He discussed the Mayor's initiative to diversify revenues with the least impact on Antioch residents, with the goal of reducing property taxes, and he reviewed the related reduction in property taxes. He also noted that the first deposit for NHRMOT had been received that day and discussed its impact on the budget.

He requested direction from the Board regarding items to include in the final budget, specifically vehicle tax fees and the possible absorption of credit card fees. Administrator Lichterman stated that credit card fees could be incorporated into permit fees and noted that the Village has been actively receiving complaints about not accepting credit cards. Trustee Bluthardt stated that he did not believe credit card fees should be absorbed. He added that, given the Village's many needs, he was not prepared to eliminate those additional revenues at this time. Those present discussed the possibility of eliminating credit card fees for users. A majority agreed to keep the vehicle tax and eliminate credit card fees to users.

Director Peterson also discussed depot parking, including proposed parking lot improvements and new payment boxes. He then reviewed the Special Revenue Funds. He discussed the Boylan TIF, including proposed revenues and expenses, and stated that it was unlikely the TIF would be terminated early because Village property is proposed to be sold. Regarding the IDI TIF, he explained that all revenues are spent in the form of incentives. He noted that the TIF Marketplace will expire in 2047, and that the related expenses are associated with bond proceeds and IDOT improvements.

Finance Director Peterson reviewed revenues and expenses in the East and Central Business Districts, which are helping fund the new Public Works facility. He also reviewed Capital Projects, including available revenues from grants and loan proceeds, as well as transfers in and out of the Capital Projects Fund. He discussed debt service for the 2022 bond projects and the arbitrage liability, which was \$539,406 in 2025 and is estimated at \$88,000 for 2026.

Director Peterson further reviewed water and sewer fund revenues, expenses, and capital expenditures. He explained that the Police Pension Fund is essentially "money in/money out" and he commended the Board for adopting the pension funding policy effective May 1, 2025. He also reviewed the SSA funds and noted that they are currently not earning interest.

Trustee Pierce asked whether the numbers looked favorable or whether expenditure cuts or revenue increases would be necessary. Director Peterson responded that 2027 and 2028 appear manageable. Beyond that, if loans are needed, debt payments may increase future budget pressures.

APPROVED MINUTES

He added that he is also seeing increased operational expenses in the General Fund that will need to be addressed in the future. Administrator Lichterman stated that expenses are outpacing growth. He noted that it is not uncommon to have more capital needs than can be funded, but that the issuance of debt will need to be discussed. He also noted that the current budget is showing more than \$2 million in surplus.

Trustee Pedersen asked if anything had been cut from the budget. Staff responded that departments are ready to present new activities, large events, significant increases.

Mayor Gartner would like to put the Committee of the Whole first on the next agenda to discuss the budget, and then approve the budget at the regular meeting.

Administrator Lichterman said the Village is a service organization and exists to deliver services to residents. He said the Village has cut more than \$1 million by not adding staff, but will likely require additional contracted assistance. He stated that the Village will continue to operate leanly and use contractors to assist departments where necessary. Mr. Peterson added that the Police Department has a strategic plan for vehicle replacement and reduced its request by \$400,000, while other departments made smaller voluntary reductions.

VII. Other Business

None.

VIII. Executive Session

The Mayor and Village Board 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 9:24pm.

Respectfully submitted,

Lori K. Romine, RMC/CMC
Village Clerk