APPROVED MINUTES

VILLAGE OF ANTIOCH
BOARD OF TRUSTEES – SPECIAL MEETING
Village of Antioch, Lake County, Illinois
Municipal Building: 935 Skidmore Drive, Antioch, IL 60002
June 10, 2026

I. Call to Order

Mayor Gartner called the June 10, 2026 special 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 Village Board 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: Mayor Gartner acknowledged Pride Month, Flag Day, Juneteenth and Father's Day. He recognized Village Accountant Beckey Kijak on her second term as President of the Illinois Municipal Treasurer's Association, and Dennis Heimbrodt on his 30 year anniversary. He provided an update on the kickoff concert for tomorrow, and stated that staff is monitoring weather conditions. He also congratulated the ACHS Girls Softball Team on their State Championship.

2. Reappoint Sherry Madigan to the Combined Planning Commission and Zoning Board with a term ending 2029 – Trustee Bluthardt moved, seconded by Trustee Martinez, to confirm the reappointment of Sherry Madigan to the Combined Planning Commission and Zoning Board with a term ending 2029. Upon roll call, the vote was:
YES: 6: Macek, Bluthardt, McNeill, Martinez, Pierce and Pedersen.
NO: 0.
ABSENT: 0.
THE MOTION CARRIED.

Following her reappointment, Clerk Romine administered the Oath of Office to Commissioner Madigan.

VI. Public Comment

Mr. Mike O'Mara, Village resident, commented on the Veteran's Memorial, and said nobody supports placing the memorial in its currently proposed location and asked the board to consider a new location for the memorial.

VII. Reports

1. Report and Recommendation of the Planning and Zoning Board re: Zoning Code Text Amendments for Electronic Message Boards, Commercial Window Signage, Taverns and Brew Pubs, and Light Industrial Uses in the Transitional Core District - Community Development Director Mark Janeck reviewed the text amendments which allow additional colors be used for Electronic Message Board (EMB) signs, and adjusts the brightness of the lights. He reviewed amendments to window signage requirements, which will provide for 40% window coverage in all areas of the village. Currently Taverns and Brew pubs are not listed as uses in the Village Code, and the proposed amendment will now require them as a special use. There is also an amendment related to light industrial uses in the Transitional Core District.

Trustee McNeill asked if it is the normal standard that EMB signs should be turned off from 2am-5am. Director Janeck said they come before the board for each request, so the board can restrict the hours at that time if they feel it's necessary.

2. Report and Recommendation of the Planning and Zoning Board re: Code Amendments for Development and Construction Fees – Director Janeck said the fees will be reduced by approximately 30-40% if the proposed fees are approved.

Trustee Macek asked if lowering the building fees would attract additional development, and necessitate additional police officers. Director Janeck said we are still at the high end for fees; not the lowest in the area. He added that a large portion of the reduction of fees is for smaller projects such as remodels, decks, and other smaller building projects. New construction fees will not be reduced by this amount.

3. Report and Recommendation of the Planning and Zoning Board re: a Variance and Special Use for an Electronic Message Board at 1350 S. Main Street – Director Janeck said Heartland Baptist Church requested approval for a variance and special use for their EMB sign. The Planning and Zoning Board recommended the sign be installed without the pillars attached to either side of the sign as required in our Village Code, as it is not a preferable design.

4. Report and Recommendation of the Planning and Zoning Board re: a Variance for a sign at 212 Depot Street – Director Janeck said this building, which was previously demolished as the result of a fire, is in the Transitional Core zone. The owners didn't move quickly enough for their approval, and now have to meet the code requirements to erect the building. This is a request for a variance to allow latitude of the design requirements in the traditional core district.

Trustee Bluthardt moved, seconded by Trustee Pierce, to accept the reports and recommendations as presented, and authorize the Village Attorney to draft the necessary legislation for Report items 1-4. Upon roll call, the vote was:

YES: 6: Macek, Bluthardt, McNeill, Martinez, Pierce and Pedersen.
NO: 0.
ABSENT: 0.
THE MOTION CARRIED.

VIII. Consent Agenda

Trustee McNeill moved, seconded by Trustee Bluthardt, to approve the following consent agenda items as presented, waiving the second reading on ordinances:

1. **Approval of the May 27, 2026 Regular Meeting Minutes as presented**
2. **Approval of a Resolution approving the waiver of fees for the Antioch Public Library District on behalf of the Village of Antioch, Illinois**
3. **Approval of an Ordinance amending Sections of Title 4, Chapter 2 of the Antioch Village Code regarding Liquor Control within the Village of Antioch, Illinois**
4. **Approval of an Ordinance granting a Class E: Bar and Tavern License to Blackhawk Restaurant Group LLC Series ACAntiochd/b/a Betty's Bistro, which is located at 417 E Route 173, Antioch, Illinois**
5. **Approval of an Ordinance granting a Class E: Bar and Tavern License to the Pizza Join Biz LLC d/b/a The Pizza Joint and More, which is located at 311 W. Depot Street, Antioch, Illinois**
6. **Approval of an Ordinance granting a Class E: Bar and Tavern License and a Class E-1: Bar and Tavern Outside Service License to Corniciones, LLC d/b/a Black Velvet Lounge, which is located at 1200 Main Street, Antioch, Illinois**

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

<u>IX. Regular Business</u>

7. Consideration and approval of payment of accounts payable as prepared by staff in the amount of $2,056,662.14 – Administrator Lichterman stated that the pay applications for public works facility contribute to a large portion of the total. Trustee McNeill moved, seconded by Trustee Pedersen, to approve payment of accounts payable in the amount of $2,056,662.14. Upon roll call, the vote was:
YES: 6: Macek, Bluthardt, McNeill, Martinez, Pierce and Pedersen.
NO: 0.
ABSENT: 0.
THE MOTION CARRIED.

8. Consideration and approval of an Ordinance authorizing and approving a redevelopment agreement by and between the Village of Antioch, Illinois and Brown 173 LLC – Mayor Gartner offered a brief summary of the item, and how the funds were identified that were required to be used for infrastructure improvements.

Attorney Vasselli summarized the proposed Redevelopment Agreement and explained that the developer's obligations are performance-based. He stated that the developer is required to secure quality tenants and complete critical public infrastructure improvements, including Route 173 modifications. He further noted that the developer must comply with a strict schedule, including timely submission of all required applications and plans, commencement of construction within the required timeframe, and substantial completion of the project within the deadlines established in the agreement, including completion of the overall site within 36 months. Attorney Vasselli explained that the financial incentives are conditioned on performance and are available only if the developer satisfies all agreement requirements. He also reviewed the infrastructure incentive, the general fund contingency/pay-as-you-go structure, and the Village's approach of advancing funds to move the project forward more quickly, with later reimbursement from TIF revenues. Attorney Vasselli commended the Village Administrator and Mayor for their work in moving the project toward completion and recommended approval subject to minimal revisions following final attorney review.

Trustee Macek commented that the entire area should reflect fair business practices and raised concerns regarding vehicles being parked in easements. In response, AJV stated that the development team understands it must comply with all applicable laws. AAL added that increased activity in the area would assist staff with enforcement.

Mr. Larry Friedman, attorney for the petitioner, addressed the parking concerns and stated that the petitioner expects to be a good neighbor.

Mr. Tim Knutsen, on behalf of the owners of Brown 173 LLC, provided a history of the project and described the challenges that had been addressed, including coordination with IDOT. He stated that Phase 2 will consist of six outlots and reported that leases have been signed, including Valvoline, Chipotle, Tropical Smoothie Cafe, and Illinois Bone and Joint. He also stated that the project has already broken ground and that there are two additional letters of intent for other lots.

Trustee Bluthardt moved, seconded by Trustee Pierce, to approve an Ordinance authorizing and approving a redevelopment agreement by and between the Village of Antioch, Illinois and Brown 173 LLC, subject to minimal changes from attorney review and 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.

9. Consideration and approval of a Resolution authorizing the Village to evaluate and assess alternative sites for the Antioch Veterans Memorial Project in the Village of Antioch, Illinois –

Mayor Gartner introduced the next two agenda items and stated that he wants to do what is best for the Village in the long term. He emphasized that he did not want to diminish the work of the Antioch Veteran's Memorial (AVM) Committee and stated that this would remain very much their project. He acknowledged and thanked the committee for the significant effort they have put into the project.

Mayor Gartner further stated that he had worked closely with Josh Boller and the involved companies to minimize any impact on taxpayers for the work done on the previous site. He expressed support for moving the project forward, but requested that the Resolution be modified to require that the associated costs be covered by donations within a defined period of time. He noted that the $30,000 expenditure had not been budgeted and stated that he believed this condition was the appropriate course of action. He proposed allowing until the second meeting in July for confirmation that those donations have been secured. He also noted that Manhard had previously provided the engineering services at no cost and stated that he would like to amend the proposal to include a firm deadline of July 22.

Administrator Lichterman stated that, once the commitments are made, completion of the work could take up to 90 days.

Trustee Macek moved, seconded by Trustee Pedersen, to approve a Resolution authorizing the Village to evaluate and assess the Village owned property at Orchard and Toft for the Antioch Veterans Memorial Project in the Village of Antioch, Illinois, with the caveat that costs are covered by donations, which are pledged by the second meeting July 22.

Administrator Lichterman said the Board could consider both options and bring it back after the feasibility is completed. He added that written comments regarding this item were received by the Village Clerk, and distributed to the Board via email and copies placed at the dais.

Trustee Bluthardt discussed the significant time and energy that had been invested to bring the process to its current point. He questioned whether future decisions of the Village Board would continue to be revisited after years of planning and expressed concern about maintaining confidence in decisions made by the Board. He referenced past projects that had been delayed due to prolonged discussion and additional studies, and stated that the responsibility of public service is to make decisions based on what is best for the entire community. He remarked that the decision also involves the credibility of the Board and asked that previous commitments be honored so the project could move forward.

Trustee Bluthardt further questioned why this work had not been completed over the last year and why this site had become the priority at this time. He stated that he agreed the funds should be privately raised, but disagreed with the 90-day requirement to complete the feasibility review. He commented that the project is now in a holding pattern and reported that 28 individuals had contacted various members requesting refunds if the project is delayed further, including one donor associated with a monument contribution. He asked how such refund requests would be handled and whether the Village would honor them. He stated that the Village approved the location and design last year, and that AVM has encountered obstacles and delays due to differing opinions among members of the veterans community. He added that the project was approximately $50,000 away from being completed by Veterans Day of this year, and expressed concern that the current course of action would create additional delays and was not the appropriate path forward.

Trustee McNeill stated that she appreciated the comments made at the previous meeting and reaffirmed her support for veterans. She expressed concern about spending additional taxpayer funds on the project, particularly because of the infrastructure present at the proposed location. She stated that she would be open to proceeding if the timeline were short and the work were privately funded. She further commented that, if the tank location is determined not to be feasible, the current approved location still offers good visibility, including its proximity to the end of parade routes and the new park, and stated that the memorial would not be invisible at that location. She also expressed concern that the memorial might need to be disassembled to gain access to infrastructure and stated that she did not believe Army Corps involvement would be required.

Trustee Martinez commented on the prior vote to change the design from a circle to an oval and stated that he had not been able to vote on the location because that matter had already been decided. He stated that he believes the tank location may be a better site and that he would like to at least proceed with the review process. He commended Deb Rentner for her work on the project to date and recommended that she remain closely involved as the project moves forward.

Trustee Pierce responded to comments made at the previous meeting and shared his views regarding an alternate location. He recalled earlier comments from local veterans expressing the belief that the memorial should be located at the new park. He stated that service should be recognized and that public disagreement should not discourage public comment. He reviewed prior discussions and the steps that had been taken in reaching the currently approved location. He noted that AVM has indicated the project is ready to move forward and stated his belief that additional donations will be received once construction begins. Although he acknowledged that the tank location is an appropriate option, he stated that the benefits of the current approved location outweigh relocating the memorial. He added that the memorial would have a greater impact on the community in its current location and asked the Board to move forward accordingly.

Trustee Pedersen stated that she agreed with Trustee Bluthardt regarding the importance of following through on prior Board decisions. She referenced the memorial approved 25 years ago for Bill Brook and commented that revisiting prior approvals undermines the integrity of the previous Board that approved the wetland dedication to Bill Brook. She further stated that she had spoken with members of the community and that those she spoke with expressed support for locating the memorial at the tank site.

Upon roll call on the motion to approve a Resolution authorizing the Village to evaluate and assess the Village owned property at Orchard and Toft for the Antioch Veterans Memorial Project in the Village of Antioch, Illinois, with the caveat that costs are covered by donations, which are pledged by the second meeting July 22, the vote was:
YES: 4: Macek, McNeill, Martinez and Pedersen.
NO: 2: Bluthardt and Pierce.
ABSENT: 0.
THE MOTION CARRIED.

10. Consideration and approval of a Resolution authorizing the Village to break ground on the Antioch Veterans Memorial Project in the Village of Antioch, Illinois – Trustee Bluthardt moved, seconded by Trustee McNeill, to table a Resolution, authorizing the Village to break ground on the Antioch Veterans Memorial Project in the Village of Antioch, Illinois to July 22. Upon roll call, the vote was:
YES: 5: Macek, Bluthardt, McNeill, Martinez and Pedersen.
NO: 0.
ABSTAIN: 1: Pierce.
ABSENT: 0.
THE MOTION CARRIED.

11. Consideration and approval of an Ordinance Amending Section 7-1-5 of the Antioch Village Code regarding the operation of golf carts on streets within the Village of Antioch, Illinois - Trustee Pedersen moved, seconded by Trustee McNeill, to approve and Ordinance Amending Section 7-1-5 of the Antioch Village Code regarding the operation of golf carts on streets within the Village of Antioch, Illinois, waiving the second reading. Upon roll call, the vote was:
YES: 5: Macek, Bluthardt, McNeill, Martinez and Pedersen.
NO: 0.

ABSTAIN: 1: Pierce.
ABSENT: 0.
THE MOTION CARRIED.

X. Administrator's Report

Administrator Lichterman reported on the kickoff concert scheduled for the following day and stated that the decision on whether to proceed would be made jointly by Village administration, the Police Department, Parks staff, the Fire Department, and the band.

He also provided an update on the 2026 road program and noted that certain roadway work would be intentionally delayed due to the Fourth of July holiday.

Administrator Lichterman reported that the BUILD legislation did not advance out of the spring session. He further stated when the e-scooter provisions will take effect, and noted that the Police Department continues to pursue an education-first approach to enforcement.

He advised that the downtown TIF feasibility study remains ongoing and reminded the Board that the IML Conference is scheduled for September 17 through 19. He also discussed upcoming requests for qualifications and requests for proposals related to the treatment plant master plan, park security, and plumbing services.

Administrator Lichterman stated that staff is recapping the Taste of Summer event, gathering notes, and reviewing the resources used for the event.

He also asked the Board to save the date for the quarterly meeting scheduled for July 17 at noon at Village Hall, with lunch to be provided.

XI. Village Clerk's Report

No report.

XII. Trustee Reports

Trustee Macek expressed the need for better communications for public safety concerns, particularly e-bikes and scooters.

Trustee Martinez asked that Board recognize Joseph Hettich for his eagle scout achievement. He also discussed continuing the fundraising efforts and share the care initiative at the Thursday night concerts for 501c3 organizations that the board implemented last year.

XIII. Adjournment

There being no further discussion, the Village Board of Trustees regular meeting adjourned at 7:57 pm.

Respectfully submitted,

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Lori K. Romine, RMC/CMC
Village Clerk