

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 23, 2026

I. Call to Order

Mayor Gartner called the September 23, 2026 regular meeting of the Board of Trustees to order at 6:30 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.

**indicates attendance via Zoom.*

IV. Absent Trustees Wishing to Attend Remotely

There were no objections to Trustee Pierce attending remotely.

V. Mayoral Report

Mayor Gartner discussed the recent cancellation of the Small Town Smokeout event, the upcoming Homecoming parade, and other upcoming events. He commented on recent meetings regarding the potential for a grade separation, Marketplace development, and a status of the new Public Works Facility.

VI. Public Comment

Mr. Clyde McLemore addressed the board regarding racial equality and awareness regarding a specific event at Sequoit Creek Park. He discussed the circumstances of the evening, and his efforts to protect the residents of the Village of Antioch. He expressed concern that an award was granted to his white colleague and excluded him specifically. He commented on his written statement and demanded the board audit how the police department recognizes and provides commendations.

Dr. Sandra Leconte, President of the NAACP Lake County Branch, said she was informed of the incident by Clyde and was amazed, unhinged and disappointed that Clyde did not receive a commendation. She asked the Board, Mayor and Police Department to review and reconsider a commendation, stating his life was on the line as well. She also asked the Clyde be granted an apology.

Mr. Sonny Judge, Antioch BP, thanked the board and staff, and said he is dedicated and motivated to invest in the future of his business. He discussed the proposed sign for his business, discussions with BP Corporate, and believes it will be controlled to display what is allowed in his town. He doesn't have the acreage requirement for an EMB, but mentioned that he has the property next to the gas station. He asked to use the EMB as a tool to compete with Wisconsin gas prices. He added that the sign is adaptive, and other direct competition is a new shell station over the border.

VII. Reports

1. Report and Recommendation from the Planning and Zoning Board regarding a request for a variation to allow the petitioner the ability to construct a detached garage in the front yard of the subject property on the property commonly known as 155 Zelinger Lane; PIN 02-05-400-002.

– Mark Janeck, Community Development Director, presented a request for a variance to permit construction of a detached garage in the front yard at 155 Zelinger Lane. He noted that the lakefront lot configuration limits

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feasible rear-yard placement and that similar front-yard garages exist nearby. The Plan Commission recommended approval, subject to Village engineering, Fire Protection District, and applicable building-code requirements. Trustee Pierce asked about the number of garages on this site.

Trustee Pedersen moved, seconded by Trustee McNeill, to accept the report and recommendation from the Planning and Zoning Board and authorize the attorney to draft the necessary legislation. Upon roll call, the vote was:

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

NO: 0.

ABSENT: 0.

THE MOTION CARRIED.

2. Report and Recommendation from the Planning and Zoning Board regarding a request for a variation for relief relative to allowing the petitioner the ability to construct and install a 4' tall, 100% opaque fence in the corner side yard of their property commonly known as 1256 Bradford Lane; PIN 02-14-101-021 - Community Development Director Mark Janeck presented a request for a variance to allow a 4-foot, 100% opaque privacy fence along the corner side yard at 1256 Bradford Lane. He noted that the fence is intended to reduce disturbances involving animals and pedestrians along the adjacent public right-of-way. The Plan Commission recommended approval, subject to compliance with applicable Village building codes.

Trustee Macek asked if HOA was notified. Administrator Lichterman responded that they included a letter.

Trustee Bluthardt moved, seconded by Trustee Martinez, to accept the report and recommendation from the Planning and Zoning Board and authorize the attorney to draft the necessary legislation. Upon roll call, the vote was:

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

NO: 0.

ABSENT: 0.

THE MOTION CARRIED.

3. Report and Recommendation from the Planning and Zoning Board regarding a request for a variation and special use for relief relative to allowing the petitioner the ability to construct and install two (2) Electronic Message Boards (EMB) on the property commonly known at 602 West Route 173 in Antioch; PIN 02-07-410-002 - Mark Janeck, Director of Community Development, presented a request for a variation and special use to install electronic message boards on two existing freestanding BP signs at 602 W. IL Route 173. The proposal would replace the existing electronic fuel-price panels with updated price panels and message boards displaying fuel prices, station promotions, and limited video gaming information. The Village Code has a 1 acre requirement, and limits the number of EMB signs that can be on one site. There is also a special use associated with message boards. The Plan Commission recommended denial of the request.

Administrator Lichterman said the Board can accept the report to deny the granting of the variation and staff would come back with findings on why it should be denied. Or the Board could overturn the Planning and Zoning Board and have an ordinance drafted approving the signs.

Trustee Pierce said he is uncomfortable with 2 signs. Trustee Macek asked how long a message could last, and if it would be more acceptable if the time increased to one minute.

Trustee Bluthardt said he doesn't have a problem since there are 2 state roads. Director Janeck commented on other similar circumstances such as Walgreens and Toasties at the intersection of Route 83 and 173. Mr. Judge said he does not have a problem extending the time for the messages, and added that he cannot place a sign at the corner of the lot. The reason he is asking for 2 signs is because it appears uneven. He commented on the unique location of his business and the carwash.

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Mayor Gartner took a brief recess at 6:59 pm and returned at 7:05pm.

Trustee McNeill said she is torn; she wants to support business, but doesn't want to set a precedent and create a potential issue in the future.

Trustee Martinez said he supports business, and agrees with extending the message timing.

Trustee Pedersen commented that the Planning and Zoning Board made a recommendation for denial, and it's ultimately up to the Village Board. She said this is a very busy intersection, and doesn't think it's an ideal location to install two message boards. She opined that it's asking motorists to read message and take their eyes off the road and expressed concern with the potential for accidents, therefore she doesn't support this for safety reasons.

Trustee Martinez asked if the BP would be willing to replace the signs without scrolling messages.

Mayor Gartner commented on EMB signs and his previous experience on the Planning and Zoning Board. He was a supporter of allowing civic, religious and government uses for those signs, and setting a precedent is what is concerning. He also wants to consider the aesthetic of the signs.

Trustee Pedersen moved, seconded by Trustee Pierce to accept the report and recommendation from the Planning and Zoning Board and authorize the attorney to draft the necessary legislation. Upon roll call, the vote was:

YES: 4: McNeill, Pierce, Pedersen and Mayor Gartner.

NO: 3: Macek, Bluthardt and Martinez.

ABSENT: 0.

THE MOTION CARRIED.

1. Monthly Treasurer's Report – Senior Accountant Beckey Kijak presented the Treasurer's Report for the month of August, 2026. Trustee pierce asked that a line reflecting impact fees be included in future reports.

VIII. Consent Agenda

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

1. Approval of the September 9, 2026 Regular Meeting Minutes as presented
2. Approval of a Resolution approving a Plat of Dedication to Lake County for Public Roadway Purposes on behalf of the Village of Antioch, Illinois – *Resolution No. 26-91*
3. Approval of a Resolution Granting a Final Plat of Subdivision for Property Located in the Village of Antioch, Illinois (*Consolidation - 657 Main Street*) - *Resolution No. 26-92*
4. Approval of a Resolution approving a Site Plan for Real Property located at 982 IL Route 59 and Associated properties in the Village of Antioch, Illinois - *Resolution No. 26-93*
5. Approval of a Resolution Granting a Class G Single Special Event Liquor License to the Antioch Chamber of Commerce and Industry, for the Champagne Stroll to be held on November 7, 2026 - *Resolution No. 26-94*

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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IX. Regular Business

6. Consideration and approval of payment of accounts payable as prepared by staff in the amount of \$982,915.05 – Trustee McNeill moved, seconded by Trustee Pierce, to approve payment of accounts payable in the amount of \$982,915.05. Upon roll call, the vote was:

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

NO: 0.

ABSENT: 0.

THE MOTION CARRIED.

7. Consideration and Approval of a Resolution accepting the GASB 67&68 Actuarial Valuation Report for April 30, 2026 Financial Statement Reporting; the Funding Actuarial Valuation for the contribution year ending April 30, 2027; and the Pension Funding Projections for the Village of Antioch Police Pension Fund on behalf of the Village of Antioch, Illinois - Trustee Pierce moved, seconded by Trustee Pedersen, to approve **Resolution No. 26-95**, accepting the GASB 67&68 Actuarial Valuation Report for April 30, 2026 Financial Statement Reporting; the Funding Actuarial Valuation for the contribution year ending April 30, 2027; and the Pension Funding Projections for the Village of Antioch Police Pension Fund on behalf of the Village of Antioch, Illinois.

Director Peterson introduced Kevin Cavanaugh, Principal with Lauterbach & Amen (L&A), who presented the Police Pension Fund actuarial reports. Mr. Cavanaugh reviewed the actuarial valuation, including L&A's recommended annual Village contribution, which reflects the anticipated annual increase.

Mr. Cavanaugh discussed the Fund's unfunded liability, factors contributing to the increase, the portion of the recommended contribution allocated toward the unfunded liability, and the plan's projected long-term annual costs. He also reviewed demographic changes during the year, including active member ages and service levels; asset-value changes; projections; and risk-management considerations. He noted that the ratio of benefit payments improved meaningfully, placing the Village in a low-risk position.

Mr. Cavanaugh also reviewed alternative contribution amounts based on minimum funding parameters. He explained that the difference between the alternatives reflects L&A's recommendation to target 100% funding rather than 90% funding. He noted that the Village Board's adoption of a formal funding policy is beneficial and favorable for bond consultants and other stakeholders. He further discussed projections and the potential volatility associated with certain assumptions.

Trustees asked questions regarding cost-of-living adjustment increases, current funding levels, assets, and obligations.

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 Fixing a Time and Place for a Public Hearing and Convening a Joint Review Board to Consider a Proposed Redevelopment Plan and Project and the Proposed Designation of the Downtown Redevelopment Project Area for the Village of Antioch, Illinois - Trustee Bluthardt moved, seconded by Trustee McNeill, to approve **Ordinance No. 26-09-47**, Fixing a Time and Place for a Public Hearing and Convening a Joint Review Board to Consider a Proposed Redevelopment Plan and Project and the Proposed Designation of the Downtown Redevelopment Project Area for the Village of Antioch, Illinois, 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.

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9. Consideration and approval of an Ordinance Authorizing the Creation of a Tax Increment Financing “Interested Parties” Registry for the Downtown Redevelopment Project Area and Adopting Reviewed Registration Rules and Prescribing Revised Forms for the “Interested Parties” Registry on behalf of the Village of Antioch, Illinois

Trustee Bluthardt moved, seconded by Trustee Pedersen, to approve **Ordinance No. 26-09-48**, Authorizing the Creation of a Tax Increment Financing “Interested Parties” Registry for the Downtown Redevelopment Project Area and Adopting Reviewed Registration Rules and Prescribing Revised Forms for the “Interested Parties” Registry on behalf of the Village of Antioch, Illinois, waiving the second reading. Upon roll call, the vote was:

YES:

NO:

ABSENT:

THE MOTION CARRIED.

10. Consideration and approval of a Resolution authorizing and ratifying the purchase of Emergency Services for the Village of Antioch, Illinois (*Wastewater Treatment Facility – Repair Sludge Transfer Pump*) - Trustee Pedersen moved, seconded by Trustee McNeill, to approve **Resolution No. 26-96**, authorizing and ratifying the purchase of Emergency Services for the Village of Antioch, Illinois (*Wastewater Treatment Facility – Repair Sludge Transfer Pump*). 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 rejecting All Bids Submitted to Recondition and Paint a Water Tower on behalf of the Village of Antioch, Illinois - Trustee Bluthardt moved, seconded by Trustee Pedersen, to approve **Resolution No. 26-97**, Rejecting All Bids Submitted to Recondition and Paint a Water Tower 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.

12. Consideration and approval of a Resolution Authorizing and Approving the purchase of furniture for the Village of Antioch, Illinois (*Public Works Facility*) - Trustee Pedersen moved, seconded by Trustee McNeill to approve **Resolution No. 26-98**, Authorizing and Approving the purchase of furniture for the Village of Antioch, Illinois (*Public Works Facility*). 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 provided an update on traffic controls along Route 173, noting that a plat of dedication is scheduled for October 14 to facilitate the acquisition of Brown Avenue. He also reported that a Reverse 911 test call is scheduled for 10:00 a.m. on Tuesday, September 29.

Administrator Lichterman noted that the Small Town Smokeout was canceled due to weather. Staff are working to expand the Harvest Fest event. The next Village Board meeting will be held in three weeks, on October 14.

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Trustee Pierce asked whether posts or other traffic-control devices could be installed to discourage vehicles from making incorrect turns into the Starbucks at Deep Lake Road and Route 173. Administrator Lichterman stated that staff could inquire with the Illinois Department of Transportation (IDOT).

XI. Village Clerk's Report

No report.

XII. Department Reports – Parks Department 6-month report -

Director Kotloski presented a six-month report for the Parks and Recreation Department. The presentation reviewed department operations, including facility rentals, programs, special events, park properties, playgrounds, day camps, the Aqua Center, and the ongoing Master Plan process.

The report highlighted staffing resources, including four full-time employees, support from Public Works, seasonal staff, and volunteers. Director Kotloski reviewed the Department's goals of optimizing the customer experience, growing programs and services, and expanding recreational opportunities.

Financial and participation updates were provided for key operations. Aqua Center membership increased in 2026. Summer Day Camp served 322 participants in 2026, with a projected year-end net of approximately \$9,000. The presentation also reviewed the financial performance of recreation programs and fee-based special events.

Director Kotloski provided an overview of community special events, including concerts, farmers markets, the Fourth of July celebration, wine walks, the Classic Car Show, Small Town Smokeout, Harvest Fest, holiday events, and other downtown activities.

XIII. Trustee Reports

Trustee Macek commended the Antioch Police Department on their encounter with the first amendment auditors. Trustee Macek asked the Parks and Recreation Advisory Board to consider names for the park on route 59 by Heron Harbor.

Trustee Pedersen said thank you to all staff, and the parks for everything they did all summer.

XIV. Adjournment

There being no further discussion, the Village Board of Trustees regular meeting adjourned at 8:01 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
September 23, 2026

I. Call To Order

Mayor Gartner called the September 23, 2026 Committee of the Whole meeting of the Board of Trustees to order at 8:12pm 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, Blutahrdt, McNeill, Martinez, Pierce* and Pedersen. Also present were Mayor Gartner, Attorney Vasselli, Administrator Lichterman and Clerk Romine.

**indicates attendance via Zoom.*

III. Absent Trustees Wishing to Attend Remotely

There were no objections to Trustee Pierce attending remotely.

IV. Mayoral Report –

No report.

V. Public Comment -

No public comment.

VI. Regular Business

1. Discussion of First Amendment to Non-Exclusive License Agreement between the Village of Antioch and TLC Bakery LLC d/b/a Latte Café at Sequoit Creek Park – Mayor Gartner thanked the café operator for operating Latte Café at Sequoit Creek Park during the past two years.

Assistant Administrator Moran reviewed the existing license agreement and the recruitment process for the café operation. He provided an overview of the café's operations during its first two years and relayed the operator's requests for an additional two-year extension, including waiver of rent and license fees, along with minor operational changes.

The requested operational terms include weekend hours, with exceptions for certain Village events, such as the Homecoming Parade and Columbus Day. In future years, the café would generally operate Monday through Friday between Memorial Day and Labor Day, with opening dates in April or May dependent on weather and park activity. Operations after Labor Day would be weather-dependent and based on financial feasibility.

The operator also requested additional signage to improve awareness and sales, participation in Village event marketing, and consideration of language within the agreement establishing signage standards. During Village events at the bandshell, the operator requested that direct competition, such as coffee or boba beverage vendors, be limited. A sales summary was also provided.

Mayor Gartner asked whether the proposed renderings included signage on the building. The Board clarified that the café would also be open on weekends. Trustee McNeill expressed support for

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additional signage and confirmed that the requested rent abatement would apply for an additional two years.

Mayor Gartner also discussed the potential for more permanent shade structures at the site.

The item will be brought forward for consideration at the next Village Board meeting.

2. Discussion of Plumbing Inspector Contract – Mayor Gartner introduced the item. Director Janeck reviewed the expiration of the current one-year contract and reported that three responses were received to the Village's request for proposals. He summarized the proposals and responded to questions regarding the two qualified respondents, whose pricing was comparable.

Trustees discussed current and proposed service costs, including plan review and after-hours inspection fees. Mayor Gartner also discussed the timeliness of inspection services. The Board discussed the performance of the current inspector.

Trustee Bluthardt asked whether there would be advantages to consolidating all inspection services under one company. Director Janeck noted that using multiple providers creates additional administrative work due to separate invoicing. He stated that either approach would be workable but expressed a preference for providers located nearby. Trustee Bluthardt asked whether additional discounts may be available by bundling services with HR Green.

Trustee Pierce asked whether the proposed pricing was lower and whether the Village could use other local contractors for additional inspection services. Director Janeck stated that it would be difficult to use separate inspectors for each type of inspection service.

The Board reached consensus to proceed with a contract extension for the current plumbing inspector.

VII. Other Business

None.

VIII. Executive Session

None.

IX. ADJOURNMENT

There being no further discussion, the Village Board of Trustees Committee of the Whole meeting adjourned at 8:35pm.

Respectfully submitted,

Lori K. Romine, RMC/CMC
Village Clerk