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
October 14, 2026

I. Call To Order

Mayor Gartner called the October 14, 2026 Committee of the Whole 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, Pierce* and Pedersen. Also present were Attorney Vasselli, Administrator Lichterman and Clerk Romine.

**indicates remote attendance via Zoom.*

IV. Absent Trustees Wishing to Attend Remotely

There were no objections to Trustee Pierce attending remotely.

V. Mayoral Report –

Mayor Gartner acknowledged Fire Prevention Week, Down Syndrome Awareness Month, National Cyber Security Awareness Month, Breast Cancer Awareness Month and National Domestic Violence Awareness Month. Mayor Gartner read aloud the proclamation declaring Domestic Violence Awareness Month.

VI. Public Comment -

Mr. Joey Haley, a Woods of Antioch resident, stated that he supports the proposed Early Learning Center but expressed concern about existing and future traffic in the neighborhood. He noted that the area is used as a cut-through route and asked the Village to consider speeding and traffic impacts in its decision.

Mr. Tom Gibadlo, a Grand Avenue resident, thanked the Board for assisting his neighborhood's efforts to stop the solar farm development through forcible annexation. He stated that, since those efforts were unsuccessful, the neighbors are requesting disconnection and asked that the process be expedited so it can be completed this year.

Ms. Christine Zabielski expressed concern that Heron Harbor had been promised a park within the subdivision. She expressed support for sidewalks and connectivity but stated that the neighborhood needs a park.

Mr. William Struss, a Tiffany Farms homeowner, District 34 teacher and parent, expressed support for the proposed Early Learning Center. He stated that the school would benefit the Antioch community, teachers and parents, and that stop signs would improve neighborhood safety and bring the community closer together.

Ms. Nikki Georgia, an Asbury Court resident, community member, former District 34 parent and teacher, discussed the history of Antioch schools and her teaching experiences in the community. She stated that the current facility is not suitable for future students, supported the Tiffany Road and North Avenue location, and urged the Board to approve the request.

Mr. Matt Serzynski discussed the proposed Early Learning Center at Tiffany Road and North Avenue. He stated that the matter before the Board is a zoning request and raised concerns regarding stormwater management, public utilities, private wells and potential impacts to nearby properties. He asked for information regarding stormwater retention capacity and the ability of the Tiffany Farms storm sewer to accommodate additional stormwater, and requested that the petition be denied.

Ms. Kacey Stevens, a Heron Harbor resident and President of the Heron Harbor Woodland Ridge HOA, stated that residents are interested in participating in the development of the Heron Harbor park property. She also discussed crosswalk requests submitted to the Village and IDOT and expressed concern for pedestrian safety.

Ms. Alice Burnette, a David Street resident, thanked the Board and staff for their work. She asked how residents can obtain more information as projects are developed, particularly those near the former St. Peter's School.

VII. Regular Business

1. **Approval of the September 23, 2026 Committee of the Whole meeting minutes as Presented -** Trustee Pedersen moved, seconded by Trustee Bluthardt, to approve the September 23, 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. **Report and Recommendation from the Planning and Zoning Board regarding a request for a site plan review and special use to allow the petitioner the ability to construct and operate an Early Learning school facility on the property commonly known as the approximately 23 acres of land located at the southwest corner of North Avenue and Tiffany Road; PIN 02-07-200-011 –** Mayor Gartner provided an overview of the request before the Board, explaining that District 34 is seeking a special use and site plan review to construct an Early Learning Center at Tiffany Road and North Avenue. He stated that the Board's consideration concerns the petition and the Planning and Zoning Board's recommendation, including traffic, stormwater, schools and streets.

District 34 Superintendent Aron Borowiak presented the School District's request to construct an Early Learning Center. He reviewed the District's acquisition of the property, its commercial zoning and subsequent residential rezoning, the project timeline, the applicability of State Public Act 103-0591 and anticipated project funding, and the District's engagement with the Village beginning in December 2025 after the District selected the Tiffany Road and North Avenue location.

Superintendent Borowiak explained that the proposed Early Learning Center would provide a long-term solution for preschool and kindergarten programming. He described limitations of the current early learning facility, including undersized classrooms, aging building systems, limited usable space, accessibility and safety concerns, and facilities not designed for the developmental needs of young learners. He reviewed the proposed approximately 73,000-square-foot, one-story facility, anticipated

enrollment of approximately 305 students, the Preschool for All program, and the anticipated construction schedule, with completion projected in 2028.

Superintendent Borowiak reviewed the site evaluation and selection process. The District evaluated four potential sites and completed due diligence on two sites, including wetland delineation, surveys, environmental reports, traffic studies, soil borings and enrollment analysis. He stated that the District selected the Tiffany Road and North Avenue site after considering enrollment distribution, busing, future growth and the desire to retain land on the east side of town for a possible future school site.

The District addressed matters raised during the Planning and Zoning Board review, including traffic, pedestrian safety, parking, sidewalks, drainage and site operations. The District presented commitments to provide overflow parking and remote event shuttles; install sidewalks on District property along North Avenue and Tiffany Road and extend the Tiffany Farms pedestrian path; work with the Village on connections to the broader sidewalk network; provide community access to the playground and gymnasium; and coordinate with the Village on long-term planning. The District also reported that parking at its existing schools exceeds applicable code requirements.

The District presented proposed traffic-management measures, including staggered arrival and dismissal times, a gated bus entrance from Tiffany Road, two trained traffic managers, annual traffic-condition reviews with the Village, pre- and post-occupancy traffic analyses for Woods of Antioch, and exploration of turn-lane improvements with the Village. The District stated that it would formalize traffic-staffing and coordination commitments through a memorandum of understanding. The District also discussed potential school-zone signage, crosswalks and pedestrian improvements, and reported that a traffic/stop-sign warrant study did not support additional stop signs on North Avenue.

Mayor Gartner thanked the Planning and Zoning Board for its thorough review and for identifying issues requiring additional attention. He noted that the Planning and Zoning Board's comments helped focus the discussion on traffic operations, pedestrian safety, drainage and site access. He also discussed the need to identify a long-term bus-access solution and the potential for future access improvements between Route 173 and the Petty/AUGS area.

Trustee Macek noted the importance of addressing all safety-related issues associated with the project. He supported further review by Village staff, police and fire personnel of traffic-management and emergency-access options, including potential improvements at Tiffany Road and Route 173.

Trustee Bluthardt stated that, while the process had generated difficult discussions, the Planning and Zoning Board had fulfilled its responsibility by raising appropriate concerns. He thanked the Planning and Zoning Board for its work and noted that the Mayor, Village staff and District staff had responded constructively. He stated that the need for an Early Learning Center was clear, while emphasizing the need for continued Village-District coordination to address traffic and avoid exacerbating drainage concerns.

Trustee McNeill stated that she had reviewed the Planning and Zoning Board materials and School District information and appreciated the Planning and Zoning Board's careful work. She stated that the proposed facility could be a community asset and expressed support for community access to the playground and gymnasium. She acknowledged the District's good-faith effort to address traffic-flow concerns, supported consideration of a turn lane on North Avenue, and noted the traffic engineer's conclusion that additional stop signs on North Avenue were not warranted and could create safety concerns.

Trustee Martinez expressed support for the Early Learning Center and the proposed location. He thanked the Planning and Zoning Board for identifying traffic and pedestrian concerns and noted that the District had responded with commitments for a gated bus entrance, traffic managers, sidewalks and annual traffic reviews through a memorandum of understanding. He supported continued discussion with legislators and IDOT regarding possible Route 173 access improvements and consideration of a turn lane on North Avenue.

Trustee Pierce stated that the school use was consistent with the intended use of the site and discussed the limitations of the existing Early Learning Center. He continued to express concerns regarding traffic, including existing cut-through traffic in Woods of Antioch, traffic flow on North Avenue and the need for sidewalk extensions and the Tiffany Farms sidewalk connection. He supported consideration of turn lanes, potential Route 173 access and speed-reduction measures in Woods of Antioch. He also requested that community access rates for the proposed school facilities be fair and affordable.

Trustee Pedersen expressed support for providing early education facilities for the District's youngest students and thanked the Planning and Zoning Board for bringing forward traffic concerns. She supported measures that would improve traffic flow at Tiffany Road and North Avenue, including potential turn lanes, reconsideration of Route 173 access and relocation or distribution of bus operations. She requested that traffic review consider Wood Creek Drive and Hillside, as well as neighborhood cut-through traffic and the safety of children walking, bicycling and using scooters. The District reported that approximately 60 percent of students are expected to be bused and that projected enrollment is approximately 305 students.

Mayor Gartner summarized the proposed conditions and commitments for further consideration, including traffic management on Tiffany Road during arrival and dismissal, annual traffic reviews, overflow parking, sidewalk installation, community playground and gymnasium access, a potential left-turn lane, a gated bus entrance from Tiffany Road, pre- and post-occupancy traffic analysis, pedestrian beacons and flashing school-zone signs. He also noted the Village's pursuit of a grant-funded Tiffany Road improvement project and the potential for coordination or cost-sharing with the District.

3. **Discussion regarding the Waste Water Treatment Facility Master Plan –**Director Heimbrodt provided a history of the facilities master plan process and the request for qualifications process. He reported that staff interviewed the two respondents and invited Strand Associates to present the services it would provide.

Mr. Troy Stinson, Associate at Strand Associates, discussed the purpose of the master plan and Strand's approach to moving from strategic decisions to detailed implementation decisions. He explained that the plan would include comprehensive facility evaluations, identify solutions to address Village needs and goals, and develop a comprehensive asset inventory to support an asset management plan.

Mr. Stinson identified areas to be evaluated, including headworks, UV and effluent pumping, aerobic digestion, biosolids, thickening and dewatering. He also reviewed Strand Associates' experience and qualifications.

Trustees discussed treatment plant capacity, including capacity related to potential apartment development.

4. **Request for a Liquor License from Asiana to be located at 934 Main Street –** There were no questions from the Board on this item.

5. **Request from the Antioch Chamber of Commerce related to their 2027 Taste of Summer Event –** This request will be placed on a future Village Board Agenda for consideration.

6. **Discussion regarding a Plat of dedication for Brown Ave -** Administrator Lichterman explained that the plat concerns Brown Avenue at Route 173 near the Kia dealership and that the Village seeks to take ownership of the road. There were no questions from the Board.

VIII. Other Business

None.

IX. ADJOURNMENT

There being no further discussion, the Village Board of Trustees Committee of the Whole meeting adjourned at 8:29pm.

Respectfully submitted,

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Lori K. Romine, RMC/CMC
Village Clerk

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

I. Call to Order
Mayor Gartner called the October 14, 2026 regular meeting of the Board of Trustees to order at 8:51 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.

**indicates remote attendance via Zoom.*

III. Absent Trustees Wishing to Attend Remotely
There were no objections to Trustee Pierce attending remotely.

IV. Mayoral Report
None.

V. Public Comment
None.

VI. Consent Agenda
Trustee Pedersen moved, seconded by Trustee Bluthardt, to approve the following consent agenda items as presented, waiving the second reading on the ordinances:

1. Approval of the September 23, 2026 Regular Meeting Minutes as presented
2. Approval of an Ordinance Granting a Variance to allow an Opaque Privacy Fence at 1256 Bradford Lane, Antioch, Illinois - **Ordinance No. 26-10-49**
3. Approval of a Resolution Authorizing and Approving an Agreement between Garland Solar, LLC and the Village of Antioch, Illinois – **Resolution No. 26-99**
4. Approval of a Resolution Accepting a Plat of Dedication for Certain Real Property for Village Purposes on behalf of the Village of Antioch, Illinois (*Brown Avenue Right-of-Way)* - **Resolution No. 26-100**
5. Approval of an Ordinance Amending Section 4-2B-14 of the Antioch Village Code to Increase the Number of Class A Liquor Licenses within the Village of Antioch, Illinois and granting a Class A Liquor License to Asiana934 Inc. - **Ordinance No. 26-10-50**
6. Approval of Ordinances Disconnecting Certain Real Property (listed below) from the Village of Antioch, including but not limited to the following: - **Ordinance No. 26-10-51 through 26-10-62**
    i. 40824 N. Grand Avenue, Antioch, IL 60002 (PIN: 01-24-204-002)
    ii. 40792 N. Grand Avenue, Antioch, IL 60002 (PIN: 01-24-204-005)
    iii. 40764 N. Grand Avenue, Antioch, IL 60002 (PIN: 01-24-204-033)

iv. 40746 N. Grand Avenue, Antioch, IL 60002 (PIN: 01-24-204-010)

v. 40738 N. Grand Avenue, Antioch, IL 60002 (PIN: 01-24-204-011)

vi. 40724 N. Grand Avenue, Antioch, IL 60002 (PIN: 01-24-204-012)

vii. 40682 N. Grand Avenue, Antioch, IL 60002 (PIN: 01-24-204-015)

viii. 40648 N. Grand Avenue, Antioch, IL 60002 (PIN: 01-24-204-019)

ix. 40640 N. Grand Avenue, Antioch, IL 60002 (PIN: 01-24-204-020)

x. 40628 N. Grand Avenue, Antioch, IL 60002 (PIN: 01-24-204-021)

xi. 40588 N. Grand Avenue, Antioch, IL 60002 (PIN: 01-24-204-024)

xii. 40568 N. Grand Avenue, Antioch, IL 60002 (PIN: 01-24-204-026)

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

VII. Regular Business

7. Consideration and approval of payment of accounts payable as prepared by staff in the amount of $2,939,869.93 – Trustee Pedersen moved, seconded by Trustee McNeill, to approve payment of accounts payable in the amount of $2,939,869.93. 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 Granting Land Use Relief for the property located at the Southwest Corner of North Avenue and Tiffany Road in the Village of Antioch, Illinois (*Special Use – Planned Unit Development for School Facility)* - Trustee Bluthardt moved, seconded by Trustee Martinez, to approve **Ordinance No. 26-10-63,** Granting Land Use Relief for the property located at the Southwest Corner of North Avenue and Tiffany Road in the Village of Antioch, Illinois (*Special Use – Planned Unit Development for School Facility)* with the following conditions: **(as specified in the Memorandum of Understanding)**

1) **All items identified in the D34 memo dated10-8-2026, which includes:**
    a. Traffic Management at two locations on Tiffany Road during arrival and dismissal
    b. Staggered arrival and dismissal times by 10 minutes
    c. Annual Traffic Review
    d. Overflow parking solutions (on-site and off-site with shuttle)
    e. Sidewalk installation on school property
    f. Community Gym Use
    g. Community Playground Use
2) **Installation of two Left-Turn Lane locations**
    a. Located on North Avenue at ELC Entrance/Trevor
    b. Located on Tiffany at Highview
3) **Removal of the all-way stops to keep traffic flowing on North Avenue**
4) **Further traffic study of Woods of Antioch**

a. Pre-occupancy and post-occupancy study of the area

5) **Approval of all Final Engineering** (water, stormwater, sewer, etc.) by the Village Engineer
6) **Gate at bus entrance on Tiffany Road**
7) **Future Considerations**
   a. Future installation of a Rapid Flashing Pedestrian Beacon as part of the Tiffany Road reconstruction project
   b. Future sidewalk connectivity to IL Rte. 173
8) **Approval of a mutually agreed upon Memorandum of Understanding by the Village Board of Trustees and School District #34**

Trustee Pierce moved to amend the original motion to extract the waiver of the second reading. The motion was not perfected for failure to achieve a second.

Attorney Vasselli confirmed that costs will not be included in the conditions of this ordinance, but will rather be negotiated and memorialized in a Memorandum of Understanding to be considered in two weeks.

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 Approving a Site Plan for Real Property located at the Southwest Corner of North Avenue and Tiffany Road in the Village of Antioch, Illinois - Trustee Bluthardt moved, seconded by Trustee Martinez to approve **Resolution No. 26-101,** Approving a Site Plan for Real Property located at the Southwest Corner of North Avenue and Tiffany Road in 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.

10. Consideration and approval of a Resolution Authorizing and Approving an agreement with Advanced Rehabilitation Technology to Coat the Mystic Cove Lift Station Wet Well for the Village of Antioch, Illinois - Trustee Pedersen moved, seconded by Trustee Martinez, to approve **Resolution No. 26-102,** Authorizing and Approving an agreement with Advanced Rehabilitation Technology to Coat the Mystic Cove Lift Station Wet Well for 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.

11. Consideration and approval of an Ordinance Granting a Variance to allow a Freestanding Garage in the Front Yard of the Property Located at 155 Zelinger Lane, Antioch, Illinois - Trustee Pedersen moved, seconded by Trustee Martinez, to approve **Ordinance No. 26-10-64,** Granting a Variance to allow a Freestanding Garage in the Front Yard of the Property Located at 155 Zelinger Lane, Antioch, Illinois, waiving the second reading. Trustee Macek asked for confirmation that a business will not be operating out of the garage. Administrator Lichterman confirmed that the owner must comply with the law regarding home occupations. 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 an Ordinance Granting a Variance for two (2) Electronic Message Boards (EMB) at 602 West IL Route 173, Antioch, Illinois – Trustee Macek moved, seconded by Trustee Martinez, to approve an Ordinance Granting a Variance for two (2) Electronic Message Boards (EMB) at 602 West IL Route 173, Antioch, Illinois, waiving the second reading.

Administrator Lichterman explained the first action before the Board this evening is a variance to allow for two freestanding signs. The second action is to allow EMB signs on property that is less than one acre. He said the Board can still object to EMB in next item which is a special use for an EMB.

Attorney Vasselli clarified that this motion could be amended to strike the reference to EMB in the proposed ordinance for a variance, if that is the wish of the Board.

Trustee Macek and Administrator Lichterman discussed the adjacent property which is more than 1 acre. Administrator Lichterman said the acreage applies to the property in question, and does not contemplate adjacent properties owned by the same petitioner.

Trustee Pierce moved, second by Trustee Pedersen, to amend the motion to allow two signs and extract the reference to EMB. 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.

Since the amendment passed, the motion on the floor is to approve **Ordinance No. 26-10-65,** Granting a Variance for two (2) signs at 602 West IL Route 173, Antioch, Illinois, waiving the second reading.
YES: 6: Macek, Bluthardt, McNeill, Martinez, Pierce and Pedersen.
NO: 0.
ABSENT: 0.
THE MOTION CARRIED.

13. Consideration and approval of an Ordinance Granting Land Use Relief for the Property Located at 602 West IL Route 173 in the Village of Antioch, Illinois (*Special Use – Electronic Message Boards)* - Trustee Macek moved, seconded by Trustee Martinez, to approve an Ordinance Granting Land Use Relief for the Property Located at 602 West IL Route 173 in the Village of Antioch, Illinois (*Special Use – Electronic Message Boards)*, waiving the second reading.

Attorney Vasselli noted that if the Board votes in affirmative, it would be contradictory to the variance that was just approved.
Upon roll call, the vote was:
YES: 3: Macek, Bluthardt and Martinez.
NO: 4: McNeill, Pierce, Pedersen and Mayor Gartner.
ABSENT: 0.
THE MOTION FAILED.

14. Consideration and approval of a Resolution authorizing and approving an agreement with Joseph A Burman for Plumbing Inspection and Plan and Permit Review Services on behalf of the Village of Antioch, Illinois - Trustee Bluthardt moved, seconded by Trustee Martinez, to approve **Resolution No. 26-103,** authorizing and approving an agreement with Joseph A Burman for Plumbing Inspection and Plan and Permit Review 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.

15. Consideration and approval of a Resolution authorizing and approving the purchase of a sign for the Village of Antioch, Illinois (*Public Works Facility)* - Trustee McNeill moved, seconded by Trustee Pedersen, to approve **Resolution No. 26-104,** authorizing and approving the purchase of a sign 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.

16. Consideration and Approval of a Resolution Authorizing and Approving the Purchase of Server and Storage Area Network Equipment from DeKind Computer Consultants for the Village of Antioch, Illinois - Trustee McNeill moved, seconded by Trustee Bluthardt, to approve **Resolution No. 26-105,** Authorizing and Approving the Purchase of Server and Storage Area Network Equipment from DeKind Computer Consultants for 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.

VIII. Administrator's Report

Administrator Lichterman commended Director Heimbrodt for identifying an alternative to the purchase of a new wet well, resulting in an estimated capital cost savings of approximately $70,000.

He reported that the Joint Review Board met during the week to discuss the proposed downtown Tax Increment Financing (TIF) district and will forward a positive recommendation to the Village Board. A public hearing is scheduled for November 12, 2026.

Administrator Lichterman also reported that staff is working to establish internet service at the new Public Works facility. Due to the need to execute the agreement promptly, he intends to sign the contract and present it to the Village Board for ratification.

Finally, he noted that the Village has been assigned a grant manager through the Illinois Department of Commerce and Economic Opportunity (DCEO) to assist in completing the grant application for the Veterans Memorial project.

IX. Village Clerk's Report

No report.

X. Department Reports

None.

XI. Trustee Reports

Trustee Macek asked for some assistance in coordinating a park in Heron Harbor.

XII. Executive Session

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

XIII. Adjournment

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

Respectfully submitted,

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Lori K. Romine, RMC/CMC
Village Clerk