

APPROVED MINUTES

VILLAGE OF ANTIOCH BOARD OF TRUSTEES – REGULAR MEETING Village of Antioch, Lake County, Illinois Municipal Building: 874 Main Street, Antioch, IL 60002 August 13, 2025

I. CALL TO ORDER

Clerk Romine called the August 13, 2025 regular meeting of the Board of Trustees to order at 7:39pm at the Antioch Municipal Building located at 874 Main Street, 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 Attorney Vasselli, Administrator Guttschow and Clerk Romine. Absent: Mayor Gartner.

Trustee Bluthardt moved, seconded by Trustee Pedersen, to appoint Trustee Pierce as Mayor Pro-Tem for the public hearing. Upon roll call, the vote was:

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

NO: 0.

ABSENT: 0.

THE MOTION CARRIED.

III. Absent Trustees Wishing to Attend Remotely

There were no Trustees wishing to attend remotely.

IV. Mayoral Report

None.

Citizens Wishing to Address the Board

None.

V. Consent Agenda

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

1. Approval of the July 23, 2025 Public Hearing and Regular Meeting Minutes as presented
2. Approval of a Resolution authorizing a Special Event Liquor License to Professional Beverage Services for the Village of Antioch Small Town Smokeout Event on September 13, 2025, waiving all fees – *Resolution No. 25-63*
3. Approval of Resolution approving the 2025 Tag Day Schedule – *Resolution No. 25-64*

Upon roll call, the vote was:

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

NO: 0.

ABSENT: 0.

THE MOTION CARRIED.

VI. Regular Business

4. Consideration and approval of payment of accounts payable as prepared by staff in the amount of \$1,386,570.59 – Trustee Pedersen moved, seconded by Trustee McNeill, to approve payment of accounts payable in the amount of \$1,386,570.59.

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Upon roll call, the vote was:

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

NO: 0.

ABSENT: 0.

THE MOTION CARRIED.

5. Consideration and approval of an ordinance amending the Antioch Village Code regarding a Natural Gas Use Tax – Finance Director Pedersen provided a brief explanation of the ordinance, which addresses a loophole in the utility tax by applying a tax to suppliers outside the State of Illinois. This ordinance would likely affect larger businesses rather than private residences. Trustee Bluthardt clarified that this is allowed as a non-home rule community. Attorney Vasselli said it is permitted for non-home rule communities. Trustee Bluthardt expressed concern that it may double hit people. Director Peterson said anyone purchasing from Nicor is already paying the tax.

Trustee Pedersen moved, seconded by Trustee McNeill, to approve **Ordinance No. 25-08-27**, amending the Antioch Village Code regarding a Natural Gas Use Tax, 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.

6. Consideration and approval of an ordinance amending sections of the Antioch Village Code regarding licensees selling products containing tetrahydrocannabinol and Kratom – Administrator Guttschow provided an overview of the proposed ordinance, and the history related to these products stating that a local business owner came forward requesting relief from the ban on the beverages containing Delta 9. Administrator Guttschow expressed concerns regarding these products as it relates to roadway safety, however, said he understands the potential for a resident to purchase in another community and bring it home for consumption.

Trustee Macek is concerned that the drinks are marketed to youth, and the potential for impaired driving. He believes this is a life safety issue, and he has always voted in favor of life safety.

Trustee Martinez believes those 21 and older can make adult decisions.

Trustee Pierce expressed concern with the potential for impaired driving as a result of this product.

Trustee McNeill moved, seconded by Trustee Pedersen, to approve **Ordinance No. 25-08-28** amending sections of the Antioch Village Code regarding licensees selling products containing tetrahydrocannabinol and Kratom, waiving the second reading. Upon roll call, the vote was:

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

NO: 1: Macek.

ABSENT: 0.

THE MOTION CARRIED.

7. Consideration and approval of an Ordinance authorizing the Village Administrator to Sell, Salvage or Otherwise Dispose of Equipment - Trustee Bluthardt moved, seconded by Trustee McNeill, to approve **Ordinance No. 25-08-29** authorizing the Village Administrator to Sell, Salvage or Otherwise Dispose of Equipment, 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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8. Consideration and approval of a Resolution authorizing the Public Works Department to acquire one (1) Ford Transit Full Sized Van in the amount of \$52,629 – Trustee Pedersen moved, seconded by Trustee Bluthardt, to approve **Resolution No. 25-65** authorizing the Public Works Department to acquire one (1) Ford Transit Full Sized Van in the amount of \$52,629. 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 Supervisory Control and Data Acquisition (SCADA) upgrades for the Water and Sewer System – Trustee Pedersen moved, seconded by Trustee McNeill, to approve **Resolution No. 25-66** authorizing Supervisory Control and Data Acquisition (SCADA) upgrades for the Water and Sewer System. 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 regarding the release and non-release of certain minutes of executive session – Trustee Bluthardt moved, seconded by Trustee Pedersen, to approve **Resolution No. 25-67** regarding the release and non-release of certain minutes of executive session. 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 Ordinances Annexing the properties along N. Grand Avenue into the Village of Antioch, including but not limited to the following:**
- i. 40824 N. Grand Avenue, Antioch, IL 60002 (PIN: 01-24-204-002)
 - ii. 40810 N. Grand Avenue, Antioch, IL 60002 (PIN: 01-24-204-034)
 - iii. 40792 N. Grand Avenue, Antioch, IL 60002 (PIN: 01-24-204-005)
 - iv. 40764 N. Grand Avenue, Antioch, IL 60002 (PIN: 01-24-204-033)
 - v. 40746 N. Grand Avenue, Antioch, IL 60002 (PIN: 01-24-204-010)
 - vi. 40738 N. Grand Avenue, Antioch, IL 60002 (PIN: 01-24-204-011)
 - vii. 40724 N. Grand Avenue, Antioch, IL 60002 (PIN: 01-24-204-012)
 - viii. 40694 N. Grand Avenue, Antioch, IL 60002 (PIN: 01-24-204-014) (withdrawn)
 - ix. 40682 N. Grand Avenue, Antioch, IL 60002 (PIN: 01-24-204-015)
 - x. 40648 N. Grand Avenue, Antioch, IL 60002 (PIN: 01-24-204-019)
 - xi. 40640 N. Grand Avenue, Antioch, IL 60002 (PIN: 01-24-204-020)
 - xii. 40628 N. Grand Avenue, Antioch, IL 60002 (PIN: 01-24-204-021)
 - xiii. 40588 N. Grand Avenue, Antioch, IL 60002 (PIN: 01-24-204-024)
 - xiv. 40568 N. Grand Avenue, Antioch, IL 60002 (PIN: 01-24-204-026)

Trustee Bluthardt moved, seconded by Trustee Pedersen, to consolidate items 11 (i-xiv absent viii), 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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Trustee Bluthardt moved, seconded by Trustee Pedersen, to approve the consolidated items. 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 Ordinances Entering into an Annexation agreement for the properties along N. Grand Avenue into the Village of Antioch, including but not limited to the following:

- xv. 40824 N. Grand Avenue, Antioch, IL 60002 (PIN: 01-24-204-002)
- xvi. 40810 N. Grand Avenue, Antioch, IL 60002 (PIN: 01-24-204-034)
- xvii. 40792 N. Grand Avenue, Antioch, IL 60002 (PIN: 01-24-204-005)
- xviii. 40764 N. Grand Avenue, Antioch, IL 60002 (PIN: 01-24-204-033)
- xix. 40746 N. Grand Avenue, Antioch, IL 60002 (PIN: 01-24-204-010)
- xx. 40738 N. Grand Avenue, Antioch, IL 60002 (PIN: 01-24-204-011)
- xxi. 40724 N. Grand Avenue, Antioch, IL 60002 (PIN: 01-24-204-012)
- xxii. 40694 N. Grand Avenue, Antioch, IL 60002 (PIN: 01-24-204-014) (withdrawn)
- xxiii. 40682 N. Grand Avenue, Antioch, IL 60002 (PIN: 01-24-204-015)
- xxiv. 40648 N. Grand Avenue, Antioch, IL 60002 (PIN: 01-24-204-019)
- xxv. 40640 N. Grand Avenue, Antioch, IL 60002 (PIN: 01-24-204-020)
- xxvi. 40628 N. Grand Avenue, Antioch, IL 60002 (PIN: 01-24-204-021)
- xxvii. 40588 N. Grand Avenue, Antioch, IL 60002 (PIN: 01-24-204-024)
- xxviii. 40568 N. Grand Avenue, Antioch, IL 60002 (PIN: 01-24-204-026)

Trustee Macek asked if there was anything in the agreement related to water and sewer connections. Attorney Vasselli said there are not at this point and time, but could be added if requested and brought back to the board in memorandum form.

Trustee Pedersen moved, seconded by Trustee McNeill, to consolidate items 11 (i-xiv absent viii), and approval of all matters subject to attorney and all party review, 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.

Trustee Pedersen moved, seconded by Trustee Bluthardt, to approve the consolidated items. Upon roll call, the vote was:

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

NO: 0.

ABSENT: 0.

THE MOTION CARRIED.

Attorney Vasselli commented on the recent change to the law which permits annexation and contiguity through waterways.

13. Consideration and approval of an Ordinance authorizing a text amendment to the Village's Zoning Ordinance, Title 10, amending Section 10-10-3(A)(Table 1) to allow for "Business Support Services" within the Downtown Antioch Form Based Code Area in the Village Core (VC) District, Transitional Core (TC) District, and Main Street Transitional (MT) District as a "permitted" land use -

Trustee McNeill moved, seconded by Trustee Pedersen, to approve **Ordinance No. 25-08-56** authorizing the Village Administrator to Sell, Salvage or Otherwise Dispose of Equipment, waiving the second reading. Upon roll call, the vote was:

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

NO: 0.

ABSENT: 0.

THE MOTION CARRIED.

VII. Administrator's Report

Administrator Guttschow thanked those able to do the Village Hall walk through. On track and planning to execute the move and village offices will be closed August 21 & 22. He thanked staff for their effort in executing this move. Staff will propose new village hall hours from 8:00-4:30. He provided an update on the consolidation of fire alarm monitoring services, and discussions continue. Administrator Guttschow provided a brief update on the Marketplace development, and has received an analysis report prepared by SB Friedman related to what level of financial assistance may be available during the project. He reminded those present of the back to school bash tomorrow night, and recognized Commander Garcia for the months of planning involved in this event.

VIII. Village Clerk's Report

No report.

IX. Trustee Reports

No report.

X. Department Reports: Community Development, Finance & Police

Director Coppari discussed the recruitment process for the building inspector position. He discussed the building code updates to comply with the ICC code, which should come back to the Board at the next meeting. He has reached out to developers for concept plans for the potential future of village hall. He expects a concept plan to be submitted for the St. Peters location. Trustee Martinez asked if condos could be requested rather than apartments. Attorney Vasselli responded that incentives were requested for the construction of condos.

Finance: Director Peterson said journal entries have been completed and a trial balance has been submitted with relation to the audit. Auditors will be on site next week and relayed that we are ahead of schedule. He discussed the pending move and record retention, and an update to the village credit cards. The Senior Accountant position is moving through the process and the BS&A project is in process. He asked the board if they would be in favor of passing credit card fees onto customers. He commended Rachel Thiel for all her hard work in transitioning credit card processing. He discussed various payment options available to residents, and the workload each would have for staff. Ideally the auto-withdrawal would be the best option. One communication to residents for all changes would be ideal. Those Trustees present discussed the fees passed onto residents similar to other services, and the cost savings realized that could be used for other projects. A majority of those present agreed to passing along the fees. Trustee Bluthardt would like to consider an incentive to encourage residents to sign up for auto withdrawal payments.

Police: Deputy Chief Smith reported that the department recently hired for the vacant records position. He asked for thoughts and prayers for an officer that fell ill. He provided statistics for reports throughout the month of July, and discussed the recent graffiti in the downtown area stating they are making positive advances related to that incident. The department has raised over \$15k for the special Olympics, and he discussed recent community and fundraising events attended by officers. He discussed trainings in the department, and a recent meeting with Congressman Schneider related to police operations.

Administrator Guttschow said they are looking at how other communities are facing challenges similar to those in Sequoit Creek Park, including the establishment of a closing time for the park. The legal team is also exploring what other tools may be available related to security at the park.

XI. Executive Session – Personnel, probable Litigation, purchase or sale of property

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Trustee Pedersen moved, seconded by Trustee Bluthardt, to enter into executive session at 8:49 pm to discuss Personnel, Probable Litigation, Pending Litigation and the purchase or sale of property 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 Pedersen, to return from executive session at 9:56 pm with **no action taken**. Upon roll call, the vote was:

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

NO: 0.

ABSENT: 0.

THE MOTION CARRIED.

XII. ADJOURNMENT

There being no further discussion, the Village Board of Trustees regular meeting adjourned at 9:29 pm.

Respectfully submitted,

Lori K. Romine, RMC/CMC
Village Clerk