# VILLAGE OF ANTIOCH
## BOARD OF TRUSTEES – REGULAR MEETING
**Village of Antioch, Lake County, Illinois**
**Municipal Building: 935 Skidmore Drive, Antioch, IL 60002**
**October 8, 2025**

**I. CALL TO ORDER**

Mayor Gartner called the October 8, 2025 regular 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, Pierce* and Pedersen. Also present were Mayor Gartner, Attorney Vasselli, Administrator Guttschow and Clerk Romine. Absent: Trustee Martinez.

**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 recognized the following: Cyber Security Awareness month, Down Syndrome Awareness Month, Breast Cancer Awareness Month and Fire Prevention Week.

**Citizens Wishing to Address the Board**

None.

**VI. Consent Agenda**

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

1. Approval of the September 24, 2025 Regular Meeting Minutes as presented
2. Approval of a Resolution Authorizing the closure of Route 83 (Main Street) for the Annual Christmas Parade on Friday, November 28, 2025 at 6:30 pm - *Resolution No. 25-81*
3. Approval of a Resolution granting a special event liquor license for the Antioch Chamber of Commerce for the Champagne Walk and Brunch Event to be held November 8, 2025, waiving all fees - *Resolution No. 25-82*

Upon roll call, the vote was:
**YES: 5:** Macek, Bluthardt, McNeill, Pierce and Pedersen.
**NO: 0.**
**ABSENT: 1:** Martinez.
**THE MOTION CARRIED.**

**VII. Regular Business**

**4. Consideration and approval of payment of accounts payable as prepared by staff in the amount of $414,153.00 –** Trustee Pedersen moved, seconded by Trustee McNeill, to approve payment of accounts payable in the amount of $414,153.00. Upon roll call, the vote was:
**YES: 5:** Macek, Bluthardt, McNeill, Pierce and Pedersen.
**NO: 0.**

**ABSENT: 1:** Martinez.
**THE MOTION CARRIED.**

**5. Consideration and approval of a Resolution Authorizing a special event liquor license for the Brothers of Liberty for their Comedy Night Event on November 22, 2025 –** Trustee Pedersen moved, seconded by Trustee Bluthardt, to approve ***Resolution No. 25-83*** authorizing a special event liquor license for the Brothers of Liberty for their Comedy Night Event on November 22, 2025.
Upon roll call, the vote was:
**YES: 5:** Macek, Bluthardt, McNeill, Pierce and Pedersen.
**NO: 0.**
**ABSENT: 1:** Martinez.
**THE MOTION CARRIED.**

**6. Consideration and approval of a Resolution authorizing and approving the dates of the Antioch Chamber of Commerce to use real property owned by the Village of Antioch, Illinois (Taste of Summer Festival) –** Trustee Bluthardt moved, seconded by Trustee Pedersen, to approve ***Resolution No. 25-84*** authorizing and approving the dates of the Antioch Chamber of Commerce to use real property owned by the Village of Antioch, Illinois (Taste of Summer Festival).
Upon roll call, the vote was:
**YES: 5:** Macek, Bluthardt, McNeill, Pierce and Pedersen.
**NO: 0.**
**ABSENT: 1:** Martinez.
**THE MOTION CARRIED.**

**7. Consideration and approval of an ordinance amending Section 4-2B-10 of the Antioch Village Code regarding Classifications of Liquor Licenses within the Village of Antioch, Illinois (*Gas Station On-Premises Consumption*) –** *Mayor Gartner recused himself from this discussion and left the board room at 6:39pm.*

Trustee Bluthardt moved, seconded by Trustee McNeill, to appoint Trustee Pedersen as Chairman pro-tem. Upon roll call, the vote was:
**YES: 4 :** Macek, Bluthardt, McNeill and Pierce.
**NO: 1:** Pedersen.
**ABSENT: 1:** Martinez.
**THE MOTION CARRIED.**

Trustee Pedersen accepted the temporary appointment

Chairperson Pedersen read aloud the agenda item and presented it for discussion.

Trustee Bluthardt moved, seconded by Trustee McNeill, to approve ***Ordinance No. 25-10-62*** amending Section 4-2B-10 of the Antioch Village Code regarding Classifications of Liquor Licenses within the Village of Antioch, Illinois (*Gas Station On-Premises Consumption),* waiving the second reading.

Trustee Macek said this is a public safety issue in order to keep available gas stations in town and avoid empty lots. He discussed the EPA standards that are mandated at a large expense to gas station owners, and the cost of fire inspections.

*Trustee Martinez arrived at 6:42pm.*

Trustee Bluthardt commented that he can see the gas stations closing and is in favor at this time. Trustee McNeill is in favor and said she doesn't believe doing so will harm other businesses. Trustee Martinez said he is in favor of this proposed ordinance.

Trustee Pierce asked if Trustee Macek should recuse himself and asked if he has a financial relationship with the gas stations. Trustee Macek confirmed that he does not have a financial interest with gas stations.

Trustee Pierce asked the attorney to confirm if a gas station can be sold as something else after it closes. Attorney Vasselli said those properties likely have contaminants from the tanks, but from a regulatory standpoint, he doesn't believe there is any regulatory provision prohibiting their sale. From a practical standpoint it may be difficult to be a secondary use after a gas station, and he stated sometimes those properties do remain Brownfield sites. Trustee Pierce commented that one of these owners is building a brand new gas station in Lake Villa and they will not have a pouring license at that location. He said he wonders how they can be successful at that location without gaming, and not here.

Trustee Pedersen said she will also not be in favor of this. She said we would be opening a door we cannot close. She asked Chief Guttschow if it will place an added burden on the police department.

Chief Guttschow said he understands the need to increase revenue, but does have concerns about allowing an expansion of onsite consumption at gas stations. He said introducing alcohol consumption may increase risk and complicate accountability. These stores are often staffed with single employees and not trained for overconsumption. The layout is not suited for onsite alcohol service, and he expressed concern with liquor control compliance and monitoring age and signs of intoxication. Chief Guttschow added that there may be an increase in calls for service. As the police chief, he does not support granting onsite liquor consumption at gas stations.

Chair Pedersen said she has talked with many people in the last two weeks and nobody thinks this is a good idea. She expressed concern with their kids going to the gas station to buy candy and being exposed to gaming and alcohol consumption. She added that there are already other requests from businesses thinking that this will go through.

After further discussion on the motion to approve ***Ordinance No. 25-10-62*** amending Section 4-2B-10 of the Antioch Village Code regarding Classifications of Liquor Licenses within the Village of Antioch, Illinois (*Gas Station On-Premises Consumption),* waiving the second reading, the roll call vote was:
**YES: 4:** Macek, Bluthardt, McNeill and Martinez.
**NO: 2:** Pierce and Pedersen.
**ABSENT: 0.**
**THE MOTION CARRIED.**

*Mayor Gartner rejoined the meeting at 6:59pm*

**8. Consideration and approval of an ordinance authorizing and approving a sunset provision for the sale of certain products containing tetrahydrocannabinol or Kratom in the Village of Antioch –** Trustee McNeill moved, seconded by Trustee Martinez, to approve ***Ordinance No. 25-10-63*** **a**uthorizing and approving a sunset provision for the sale of certain products containing tetrahydrocannabinol or Kratom in the Village of Antioch*,* 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 and approving an agreement with HR Green, Inc. to provide building plan review and inspection services to the Village of Antioch, Illinois –** Trustee Pedersen moved, seconded by Trustee McNeill, to approve ***Resolution No. 25-85*** *a*uthorizing and approving an agreement with HR Green, Inc. to provide building plan review and inspection services to the

Village of Antioch, Illinois. Trustee Pierce asked if there was an estimated cost on an annual basis. Administrator Guttschow said it is estimated at $100,000 annually. 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 an Ordinance authorizing and approving the disposal of surplus property for the Village of Antioch (*Office Furniture and outdated IT Equipment*) -** Trustee Pedersen moved, seconded by Trustee McNeill, to approve ***Ordinance No. 25-10-64*** authorizing and approving the disposal of surplus property for the Village of Antioch (*Office Furniture and outdated IT Equipment),* waiving the second reading.
**YES: 6:** Macek, Bluthardt, McNeill, Martinez, Pierce and Pedersen.
**NO: 0.**
**ABSENT: 0.**
**THE MOTION CARRIED.**

## VIII. Administrator's Report

No report.

## IX. Village Clerk's Report

No report.

## X. Trustee Reports

Trustee Macek asked if the golf cart ordinance would be reviewed, and asked for increased communication to improve public safety. Chief Guttschow said he discussed safety comprehensively when golf carts were first considered, and added that the police are limited to enforcement and regulation through the state. Staff will use Facebook to put public safety messages out beginning in the spring.

Trustee Pierce commented that the Police Department will get his full support when providing help to anyone.

Trustee Martinez congratulated the Rotary on their years of service to the community.

## XI. ADJOURNMENT

There being no further discussion, the Village Board of Trustees regular meeting adjourned at 7:08pm.

Respectfully submitted,

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Lori K. Romine, RMC/CMC
Village Clerk

# 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 8, 2025**

## I. Call To Order
Mayor Gartner called the October 8, 2025 Committee of the Whole meeting of the Board of Trustees to order at 7:08 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 Guttschow 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 –
None.

## Citizens Wishing to Address the Board
None.

## V. Regular Business
1. **Approval of the September 24, 2025 Committee of the Whole meeting minutes as presented -** Trustee Macek moved, seconded by Trustee Bluthardt, to approve the September 24, 2025 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 a moratorium on the issuance of tobacco licenses –** Mayor Gartner discussed a recent change to Wisconsin law and the number of tobacco licenses currently in town.

Attorney Vasselli recommended the adoption of a 6-month land use moratorium on tobacco licenses to address the public safety risk of businesses selling these products. If approved, staff will conduct a study related to the volume, proximity, and zoning of licensed tobacco retailers. During this pause, no licenses will be issued.

Trustee Macek asked if the existing stores could be limited in their advertising. Attorney Vasselli said that could be added to another committee of the whole meeting for discussion.

Trustee Pierce asked if it could be extended if 6 months is not sufficient. Attorney Vasselli said the board could ask for more time; but he doesn't want it to be perceived as a permanent ban. He added that there is a balance between safety, health and public regulations. This item will be placed on the next committee of the whole meeting agenda for discussion.

**VI. Other Business**

None.

**VII. Department Reports**

**Community Development –** no report.

**Finance –** Director Peterson provided updates on the audit, and filing deadlines with the state of Illinois. He reported that the annual TIF reports have been completed. Glimpse training has been conducted with other municipal BS&A users which has been helpful to staff. They are working on data extraction as the next step, and thanked Amy Pisciotto for her assistance in order to migrate data. He added that he has been in contact with Kia related to the business incentive agreement.

**Police –** Chief Guttschow yielded his report to public works director Heimbrodt. Director Heimbrodt discussed permitting through the Lake County Department of Transportation (LCDOT) for the new public works facility. LCDOT is now looking to widen North Avenue. Director Heimbrodt has decided to hold the alternate bid for the storage equipment at this time, and plans to bring an addendum to the FQC contract.

**VIII. Executive Session: Personnel, probable Litigation**

Trustee Bluthardt moved, seconded by Trustee Pedersen, to enter into executive session at 7:25 pm to discuss personnel and probable litigation. 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 Martinez, to return from executive session at 7:57 pm with **action taken**. Upon roll call, the vote was:
**YES: 5:** Macek, Bluthardt, McNeill, Martinez and Pedersen.
**NO: 0.**
**ABSENT: 1:** Pierce.
**THE MOTION CARRIED.**

1. **Discussion and possible final action regarding an employment contract -** Trustee Bluthardt moved, seconded by Trustee Pedersen to approve the contract with Arndt Municipal Support, Inc. for executive recruitment services in the amount of $22,000.

Upon roll call, the vote was:
**YES: 5:** Macek, Bluthardt, McNeill, Martinez and Pedersen.
**NO: 0.**
**ABSENT: 1:** Pierce.
**THE MOTION CARRIED.**

**IX. ADJOURNMENT**

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

Respectfully submitted,

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Lori K. Romine, RMC/CMC
Village Clerk