

APPROVED MINUTES

**VILLAGE OF ANTIOCH
BOARD OF TRUSTEES
COMMITTEE OF THE WHOLE
Municipal Building: 874 Main Street, Antioch, IL
November 28, 2018**

I. CALL TO ORDER

Mayor Hanson called the November 28, 2018 Committee of the Whole meeting of the Board of Trustees to order at 7:02 pm in the Municipal Building: 874 Main Street, Antioch, IL.

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: Jozwiak, Pierce, Dominiak, Johnson and Macek. Also present were Mayor Hanson, Attorney Long, Administrator Keim and Clerk Romine. Absent: Trustee Poulos.

IV. ABSENT TRUSTEES WISHING TO ATTEND REMOTELY

There were no absent trustees wishing to attend remotely.

V. Approval of the October 24, 2018 Committee of the Whole Meeting Minutes as presented

Trustee Johnson moved, seconded by Trustee Jozwiak, to approve the October 24, 2018 Committee of the Whole meeting minutes as presented. Upon roll call, the vote was:

YES: 5: Jozwiak, Pierce, Dominiak, Johnson and Macek.

NO: 0.

ABSENT: 1: Poulos.

THE MOTION CARRIED.

VI. REGULAR BUSINESS

1. Ellie's Deli Liquor License Request – Brian and Lisa Bezak, owners of Ellie's Deli and Mexican Paradise presented their request for a liquor license at Ellie's Deli. He discussed the history of Ellie's Deli and the availability of alcohol when it moved to the Mexican Paradise location. He stated that customers expressed a desire to have a beer or glass of wine with their dinner. He asked for a beer and wine liquor license for the location.

Trustee Jozwiak expressed concern with 60% food sales and a video gaming café, and the precedent it would set for other similar locations in town. Trustee Pierce said the diagram of the building looks to favor a video gaming area, which would put 10 video gaming machines under his control. Trustee Dominiak asked for clarification on his comments regarding viability and having to pay a responsible party to help run the restaurant. Mr. Bezak responded that he would need to be able to pay someone more for added responsibility, and finds it difficult to be able to do that without the revenue a liquor license would generate. Trustee Dominiak further expressed concern with the outdoor seating and blocking the sidewalk. Trustee Johnson doesn't see a sandwich shop as a dinner place that would require a liquor license, but more of a stop for a quick bite or taking a sandwich to-go. Mr. Bezak said he would anticipate 18-20% of sales to come from alcohol, and would just like to be able to offer it to his customers. Trustee Macek compared the menu and restaurant to Mr. G's and Antioch Pizza and would see an issue with drawing a line between one and the other. Trustees expressed concern with setting a precedent for other similar restaurants in town. Trustee Pierce stated that when video gaming was initially approved it was intended to help the local businesses succeed, however, other restaurants are in the same position that do not currently have a liquor license. Trustee Dominiak discussed the option of operating Ellie's Deli without a liquor license, and offering the sandwiches at Mexican paradise for those who

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want a drink. Mr. Bezak replied that they have put a lot of money into Ellie's Deli. Mayor Hanson suggested the board may be more impressed if Ellie's Deli opened without a liquor license to show that there is a desire.

2. Rivalry Ale Update – Trustees Johnson and Macek recused themselves from the discussion and sat in the audience. Trustee Johnson has ownership in the building and Trustee Macek has insurance on the building.

Mr. Jim Donahoe discussed issues with his previous general contractor, and stated they have selected Emery Construction to continue with the work. He said they made changes to eliminate the loft area, and hired Penny DeBernardis as the interior & exterior designer and historical specialist. Mayor Hanson asked for differences between the previous approval and the new proposal, and asked why this is better. Ms. DeBernardis said the original rendering was a more modernized line. They added linear details with trim work around the windows and wainscot, among other details to match the history of the building. She said they kept the current door to provide an opportunity for an awing and make the beer garden look like a part of the building. There is an outdoor rooftop terrace, and the beer garden is a 4 seasons room. Mr. Emery said they eliminated the atrium, which gave them an opportunity to make the building more consistent with a historic look. In the old plan the outdoor seating was an open concept.

Trustee Jozwiak asked how many parking spaces would be taken. Mr. Emery said it's the same footprint as the previous plan and wouldn't take up any additional spaces. Director Garrigan said it has not gone back to the Planning and Zoning Board, and staff has not had an opportunity to review. Since there is a significant number of changes, he wanted to bring it back to the board, but doesn't see the need for it to go back to the Planning and Zoning Board. Director Garrigan discussed the timeline of the project, and said the amended site plans can be approved by the Village Board. Attorney Long said once the recommendation is given, the board has the ability make modifications or approve with changes. The board does have the power to remand to the Planning and Zoning Board, but he doesn't see the need for that based on these changes. Mr. Emery thinks this is more consistent with the comments provided by Planning and Zoning Board and Village Board. Trustee Pierce asked if the banquet area on the second floor is ADA accessible. Administrator Keim said he researched the code and it doesn't require access to the second floor. Trustee Pierce asked how the changes affect village money in the project, or if it changes the incentive package. Attorney Long replied that the site plan amendment is less controversial than the expenditure of village funds on the project, and that Resolution will require an amendment. Administrator Keim said the funds are still in the approximately same proportion as other incentives offered by the village, however there was a time frame in the agreement which may need to be extended. Those present discussed timelines. Trustee Dominiak thinks it is still in substantial conformance with the original plans. This item will be placed on the next village board agenda for consideration.

3. Consideration of a Resolution Establishing Rules to Allow Staff Approval of Small Business Grant Applications – Trustee Jozwiak said he cannot support this because the board has set recommendations for how downtown should look and he thinks the board should know what's being approved. Trustee Pierce discussed previous façade and business improvement plans the village offered, and doesn't want staff to be criticized for a decision they've made. He thinks the board should be the ones held accountable for what is approved for downtown. He does, however, want staff to come up with a plan to make the process quicker for business owners. Trustee Dominiak said the rationale for this is to eliminate the lengthy process for the business owner and decrease the workload for staff to present to the board. There are guidelines in place so she is not concerned with an outrageous design, and there is a limit to the spending in the proposed resolution. Trustee Johnson thinks we have a fantastic staff and would trust their decision, however, he added that Main Street is the heartbeat of Antioch and he would like to see any changes as a Trustee. Trustee Macek thinks it's a dangerous road, and said the board is there to make decisions and spend money and it's up to the board to make those decisions. Staff's spending limit is for operational items, not for items like this.

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4. Comprehensive Plan – Director Garrigan asked for input from the board on how they would like to have the comp plan presented. He stated that it was discussed over a period of meetings at the Planning and Zoning Board. He asked the board if they would like to review the plan in sections, or have a special meeting. Director Garrigan stated that this is the biggest policy decision the board will have to consider from a land planning perspective as it will guide the Village for the next 25 years. Mayor Hanson asked the board how they would like to proceed with reviewing the document. Those present agreed to discuss it over the next 3-4 Committee of the Whole meetings. Mayor Hanson said he would like to have it approved before the election. Trustee Johnson said it was an excellent job done by Director Garrigan. Director Garrigan discussed the philosophy of the document, and the vision plan as the foundation of this document. He said the first part identifies objectives and goals, keeps balance of small town character, accommodates and realizes growth, and balances growth with all residents. Trustee Pierce suggested individual Trustees meet with Director Garrigan to discuss the document as well. Trustee Dominiak said there was a comp plan committee as well as a public hearing, and suggested putting it on future Village Board agendas for discussion in order to approve it by March. Administrator Keim advised the board that this plan was done in-house by Director Garrigan, and would likely cost the village \$250,000 if they were to hire a consultant. He commended Director Garrigan on his hard work.

5. Annual Meeting Calendar – Trustees discussed a disconnect in communication and the possibility of adding more board meetings. Mayor Hanson said they will consider options. Clerk Romine reminded the board that this must be approved by the end of the year per state statute.

VII. OTHER BUSINESS

Chief Huffman discussed the annual Shop-With-A-Cop scheduled for December 11.

Trustee Macek suggested placing a moratorium on vape shops. Attorney Long stated that moratoriums are intended to look into a specific issue, but a hard number could be placed in the code. Clerk Romine advised that there is a limit to the number of licenses allowed, which was codified earlier in the year.

VIII. EXECUTIVE SESSION – Personnel and Pending Litigation, Lease of Village Property, Collective Bargaining – The Mayor and Board of Trustees did not go into executive session.

IX. ADJOURNMENT

There being no further discussion, the Village Board of Trustees Committee of the Whole meeting adjourned at 8:30pm.

Respectfully submitted,

Lori K. Romine, RMC/CMC
Village Clerk