

APPROVED MINUTES

**VILLAGE OF ANTIOCH BOARD OF TRUSTEES
COMMITTEE OF THE WHOLE MEETING
Antioch Municipal Building: 874 Main Street, Antioch, IL 60002
Call In (312)626-6799 Access Code: 592-598-564
September 22, 2021**

I. CALL TO ORDER

Mayor Gartner called the September 22, 2021 Committee of the Whole meeting of the Board of Trustees to order at 6:35 pm at the Antioch Municipal Building located at 874 Main Street, 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*, Pedersen, Burman and Dominiak*. Also present were Mayor Gartner, Attorney Vasselli, Administrator Keim and Clerk Romine. Absent: Trustee Pierce. Trustee Bluthardt was present, but not during the roll call.

**indicates Trustees present via Zoom.*

IV. Absent Trustees Wishing to Attend Remotely

No approval is needed for remote participation pursuant to the Governor's order.

V. Approval of the September 8, 2021 Committee of the Whole meeting minutes as presented

Trustee Pedersen moved, seconded by Trustee Burman, to approve the September 8, 2021 Committee of the Whole meeting minutes as presented. Upon roll call, the vote was:

YES: 3: Macek, Pedersen and Burman.

NO: 0.

ABSENT: 2: Pierce and Bluthardt.

ABSTAIN: 1: Dominiak.

THE MOTION CARRIED.

VI. Mayoral Report

Acknowledgements – Fire Prevention Week – Childhood Cancer Awareness Month – Deb Rentner 9-11 ceremony – Cedric Johnson and Gina Wolf service on Park Board – Mayor Gartner announced the upcoming Fire Prevention and Childhood Cancer awareness initiatives. He recognized Gina Wolf for her 15 years of service on the Park Board, and presence at almost every Village event and thanked her for her service. Mayor Gartner also recognized Deb Rentner and Mike O'Mara for their coordination of the recent 9-11 ceremony, and introduced new Finance Director Zaida Torres.

Trustee Bluthardt joined the meeting at 6:41 pm

Citizens Wishing to Address the Board

Mr. Jon Draper, Village resident, discussed the parking on Victoria and asked the board to consider moving the no parking further to his house.

VII. Regular Business

1. Discussion regarding Rental Ordinance – Mayor Gartner commented that the discussion this evening is specific to property maintenance in the interest of the tenants.

Director Garrigan provided an overview of the proposed rental ordinance, and asked the board to consider if there were existing properties that may need attention and regular inspections, and what would be the best way to address that problem, if any have been identified. He advised that the Village Board can

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require registrations, as well as inspections of the rental or multi-family units in the Village. Staff has two ordinance templates that may be appropriate to draft for Village of Antioch use, and the focus is to make sure the tenants and residents of Antioch have a safe living environment. He asked if there was general support for such an ordinance.

Mayor Gartner asked Chief Guttschow if he could provide his experience with the residences affected by this ordinance. Chief Guttschow said he has been in many of these homes and multi-family units, and there are some very good and very bad landlords in town. He opined that some residences have deteriorated into unhealthy conditions. He said police have worked with the Planning and Zoning Department and landlords in the past, but some have neglected their properties and allowed their tenants to live in poor conditions. Director Garrigan said inspections are proposed to be performance-based based on complaints, and there would be a very limited schedule for inspections since we don't currently have the manpower to inspect all properties.

Trustee Macek discussed lawsuits in Zion and Round Lake Beach and said the Village of Antioch held off on this item previously to avoid litigation, and to see what happened with those lawsuits. Attorney Vasselli discussed Zion's ordinance and how it was modified to adhere to constitutional requirements. Before anything is presented, the attorney will provide a memo to the board regarding the constitutionality of the ordinance. Trustee Macek asked how the enforcement would be funded. Director Garrigan said they do not propose to bring on more staff at this time, but he anticipates they will create a schedule and protocol for those inspections.

Trustee Pedersen said from a safety standpoint she would like to protect the residents, but would like to see a draft ordinance that is in compliance with the law and still protect those who live here.

Trustee Bluthardt agreed with property registrations, and suggested the inspections be a separate discussion or ordinance.

Trustee Pedersen agrees that an ordinance should be drafted, and that people should live in a safe environment and hold landlords accountable. She expressed concern on the efficacy of registrations and inspections since the property owners in question are already neglecting their property.

Trustee Dominiak said there is definitely a problem with some of the properties in town, and thinks the Village should have a role in making sure the residents live in a safe environment. She supports the drafting of an ordinance that meets constitutional standards. She also commented on code enforcement and the need for additional staff to help enforce our codes.

Attorney and staff will draft an ordinance and this item will be placed on a future Village Board agenda for consideration.

VIII. OTHER BUSINESS

No other business.

IX. ADJOURNMENT

There being no further discussion, the Village Board of Trustees Committee of the Whole meeting adjourned at 6:59 pm.

Respectfully submitted,

Lori K. Romine, RMC/CMC
Village Clerk