

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
October 13, 2021**

I. CALL TO ORDER

Mayor Gartner called the October 13, 2021 Committee of the Whole meeting of the Board of Trustees to order at 6:34 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: Pierce*, Macek, Pedersen, Bluthardt and Burman. Also present were Mayor Gartner, Attorney Vasselli, Administrator Keim and Clerk Romine. Absent: Trustee Dominiak.

**indicates attendance 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 22, 2021 Committee of the Whole meeting minutes as presented

Trustee Bluthardt moved, seconded by Trustee Pedersen, to approve the September 22, 2021 Committee of the Whole meeting minutes as presented. Upon roll call, the vote was:

YES: 5: Pierce, Macek, Pedersen, Bluthardt and Burman.

NO: 0.

ABSENT: 1: Dominiak.

THE MOTION CARRIED.

VI. Mayoral Report

Mayor Gartner acknowledged the Village Board and staff for making the first 6 months in office an easy transition.

Citizens Wishing to Address the Board

There were no citizens wishing to address the board.

VII. Regular Business

1. BYOB License Application from Antioch Fine Arts Foundation – Ms. Cindy Trombino presented the request from the Antioch Fine Arts Foundation for a BYOB license. There were no objections to this request, and this item will be placed on the next Village Board Agenda for consideration.

2. Station 51 Liquor License Request – Mayor Gartner discussed the application for a liquor license from Mr. Kris Schoenberger for a liquor license at his new restaurant Station 51. There were no objections to placing this item on the next village board agenda for consideration.

3. Discussion regarding Ash Apartment Concept Plan located at 710 Anita Avenue – Director Garrigan reviewed the proposed concept for a multi-family residential development on Anita Avenue. He introduced Mr. Glenn Christensen the developer for the property.

Mr. Christensen provided a conceptual review of the property, the current and proposed zoning from M-1 to R-3, wetlands on the site, access points, and the proposed development of three buildings. He stated that

APPROVED MINUTES

Manhard Consulting did a wetland delineation for the site, and the access points will require a permit from the Army Corps of Engineers, who concurred with the delineation. He discussed current multi-family uses in the surrounding area, as well as the proximity to Metra.

Trustee Pierce said he believes conceptual approval has a possibility of swaying the end result, and thinks considering the request at this time is not appropriate and before the fact. He feels there are bigger priorities than a multi-family development for the Antioch community.

Trustee Macek agrees with Trustee Pierce and expressed concern with increased density but not increased law enforcement. He commented that no studies have been done as to how this development will affect public safety and schools. He also does not feel this is a good location, and may put more stress on the police department.

Trustee Pedersen asked how much of the 8.4 acres is owned by the Village. Director Garrigan and Mr. Christensen responded that the Village Property is not included in the development. It is shown on the wetland delineation, but is not a part of the concept plan. She agrees with other trustees that light manufacturing as it is currently zoned would be a more appropriate use than a high-density residential use, and is not in favor of changing the zoning.

Trustee Burman agrees with other trustees and is not in favor of the concept.

4. Discussion regarding a Business Incentive Grant request from Little Bean Bookstore located at 875 Main Street – Director Garrigan presented the Business incentive Grant request from Little Bean for a bookstore located at the southeast corner of Main and Orchard. There will also be a spa and flotation area to the rear of the bookstore. He reviewed the applicant's score and the grant amount requested of \$13,345.

Ms. Chelsea Okerberg, applicant for the grant, discussed the concept for the business and a review of the grant request. She discussed the richness and history of the building which goes with the charm of the proposed business.

Trustee Pierce asked about the amount as it relates to the cost for improvements, and Director Garrigan responded that a little over \$13,000 was the amount eligible for the grant program.

Trustee Macek questioned the score of the building and commented on the previous façade grant request that was denied to the medical building earlier in the year.

Trustees Pedersen and Bluthardt agree with Trustee Pierce that this would be a benefit to the community.

This item will be placed on the next Village Board agenda for consideration.

5. ARPA Funding Update – Mayor Gartner announced that this will be discussed at a future Committee of the Whole meeting.

VIII. OTHER BUSINESS

No report.

IX. ADJOURNMENT

There being no further discussion, the Village Board of Trustees Committee of the Whole meeting adjourned at 7:05 pm.

Respectfully submitted,

Lori K. Romine, RMC/CMC
Village Clerk