

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 27, 2021**

I. CALL TO ORDER

Mayor Gartner called the October 27, 2021 Committee of the Whole meeting of the Board of Trustees to order at 6:30 pm at the Antioch Municipal Building located at 874 Main Street, Antioch, IL and via Zoom.

II. PLEDGE OF ALLEGIANCE

Club Scout Pack 191 led the Mayor and Board of Trustees in the Pledge of Allegiance.

III. ROLL CALL

Roll call indicated the following Trustees were present: Pierce*, Macek, Pedersen, Bluthardt, Burman and Dominiak*. Also present were Mayor Gartner, Attorney Vasselli, Administrator Keim and Clerk Romine.

**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 October 13, 2021 Committee of the Whole meeting minutes as presented

Trustee Pedersen moved, seconded by Trustee Burman, to approve the October 13, 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.

ABSTAIN: 1: Dominiak.

ABSENT: 0.

THE MOTION CARRIED.

VI. Mayoral Report

Acknowledgements – Cedric Johnson service on Park Board, Dr. Donald Skidmore, Former Mayor Ray Toft. Mayor Gartner recognized Cedric Johnson for his service on the Park Board, and acknowledged the recent passing of community members Dr. Skidmore, Former Mayor Toft and resident Robin Kanaby.

Citizens Wishing to Address the Board

Ms. Teri Klobnak from Antioch Community High School thanked the Village for their recent support in the events of the school, most importantly the homecoming events. She invited the Village staff and elected officials to the You Make A Difference Breakfast to be recognized.

VII. Regular Business

1. Tattoo License Request from Black Chapel Tattoo – Trustee Pierce noticed there was a question regarding autoclave vs. disposable products, and discussed his industry and their requirements, and said he is okay with the use of disposable vs. autoclave.

Trustee Macek expressed concern over the name of the business, Black Chapel Tattoo, and its place in downtown. He said he has no problem with the business, but does with the name, and commented on a former business 'Bad Ass Coffee' being rejected by a previous board.

Ms. Molly Dewar, applicant, discussed how she came about the name.

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Trustees Pedersen and Bluthardt had no issue with the name. Trustee Dominiak agrees with Trustee Pierce on the use of disposables and doesn't have an issue with the name.

2. Lake County Convention & Visitors Bureau – Administrator Keim introduced Ms. Maureen Reidy and Mr. John Maguire from Visit Lake County who presented an overview of the marketing highlights and strategies moving forward for the Village of Antioch as a partner with the Lake County Convention and Visitors Bureau. Ms. Reidy discussed the marketing strategy in response to the recent pandemic, inspiring residents to rediscover treasures in their own hometowns and neighboring communities. She reviewed the Antioch events posted on their website, and feature in the Visit Lake County Visitors Map Guide. Ms. Reidy also reviewed the digital marketing efforts, and blog outreach for Antioch. They further discussed the Restaurant Week and Libation Trail events hosted by Visit Lake County. She summarized the summer campaign, Chicago Tribune insert, fall campaign, and group sales initiatives. Finally, she discussed next steps in promoting Antioch.

3. HR Green Update on Grimm Road – Administrator Keim introduced Mr. Tim Hartnett and representatives from HR Green who updated the board on the Grimm Road project. Mr. Hartnett provided an overview of the project location and proposed re-alignment of Grimm Road. Mr. Jeff Strzalka, representative from HR Green, discussed the benefits of the Grimm Road project, including reduced congestion and increased safety. The project will help improve the paving condition of the road and alleviate some flooding issues. They are near completion on design engineering and are in the process of obtaining permits, and expect construction may begin in 2022. Mr. Strzalka stated there is a need for right-of-way from Lake County Forest Preserve, Kunes Ford and Body Craft. They continue to coordinate with the railroad, and recently met with the Forest Preserve. The cost for improvements is approximately \$5 million, 80% of which can be funded through potential grant programs. Mr. Strzalka discussed various funding sources, however, acquiring the funding may push the project back 18-24 months. Mr. Hartnett also introduced Mr. Akram Chaudry who has extensive experience and expertise in grants, IDOT and working with the Springfield office.

Trustee Pierce commended Mr. Hartnett for their history of work with Antioch. He commented on the multi-use path and encouraged him to consider where other paths may be located throughout town.

Trustee Dominiak thanked Mr. Hartnett for the update, and asked how this could be communicated to the residents.

Those present agreed to continue the path that they're on. Administrator Keim added that it's worthwhile to spend the time applying for grants in order to free up funding for other projects.

4. Discussion regarding a text amendment to the Form Based Code restricting offices/personal services on Main Street – Director Garrigan presented the text amendment, and discussed the impact of offices and service uses in the downtown area. The proposed text amendment restricts those uses to 28%, which is derived from the existing uses on Main Street. He stated we are not prohibiting services and offices on Main Street; those existing businesses may remain. He commented that a vibrant downtown includes retail and restaurants, which is why the amendment is proposed. This matter did go before the Planning and Zoning Board, and was denied by a 4-3 vote. He asked the board if there was general support for a text amendment to restrict downtown office and service uses to 28%. He asked the board to consider what makes a vibrant downtown, and what brings street life to the area.

Trustee Pierce asked about the vote at the Planning and Zoning Board meeting. Director Garrigan said it was denied after a lengthy discussion, but it was ultimately not supported. Trustee Pierce does not believe it's the Village's position or right to deny property owners what they feel is the best use of their property through this type of zoning. He believes the Village should rather work to incentivize those types of businesses they would like to see in order to bring them in, but doesn't believe in restricting uses.

Trustee Macek said he is 100% against this text amendment because it's taking people's property rights away. He commented that we should make the downtown vibrant through capitalism and encourage

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people to bring their business in. He believes we should make the downtown area more attractive, and that will bring in the intended and desired businesses.

Trustee Pedersen is in favor of this text amendment, and thinks the Village is trying very hard to get traffic into downtown through various efforts. She said the current existing businesses could stay under the proposed ordinance, and if you bring in attractive businesses into town, others will come. She commented that the service and office businesses do provide great services, but don't bring in the foot traffic. She added that they aren't being told they can't be here, but they can't be in this specific area of Main Street if they aren't already.

Trustee Bluthardt asked if an owner or renter wanted to exceed the 28% cap, is there a way for them to come to the Village and request permission to open. Director Garrigan replied that any zoning application has the right to ask for relief from the Village, and there is a way to be approved if it is beyond the 28%. Trustee Bluthardt sees the benefit, but also wants to be sure building owners and renters can do what they need to do with their property. He added that he doesn't want to see vacant storefronts because of restricted uses. Trustee Burman agreed that people should still have an option for relief.

Trustee Dominiak is fully in support of this, and thinks there are many towns that are very vibrant that have these types of businesses. She said this is a one-block length of street, and the goal is to make Antioch a destination. She commented that there are zoning ordinances in place for a lot of things, which also restrict business uses, so she struggles to see how this is more restrictive than other zoning designations in town.

Trustee Macek commented on the possibility of a future board turning down businesses that are over the 28% capacity.

Trustee Bluthardt asked staff if there are other communities with similar restrictions. Director Garrigan said there are no adjacent communities that have this policy, but they also don't have particularly vibrant downtowns. He commented that there are Northshore communities that have vibrant downtowns and restricted uses.

Trustee Dominiak said this was discussed at a Main Street conference she attended, and similar ordinances were implemented in those towns.

This item will be moved to a future agenda for consideration and approval.

5. ARPA Funding Update – Administrator Keim discussed eligible uses for the American Rescue Plan Act (ARPA), including the support of public health expenditures, addressing negative economic impacts caused by the public health emergency, replacing lost public sector revenue, providing premium pay for essential workers, and investments in water, sewer and broadband infrastructure. Administrator Keim said the Village is not currently in the business of equitably distributing funds to support public health expenditures or to address negative economic impacts caused by the pandemic. He added that the Village of Antioch fortunately did not see the closure of businesses or experience the loss of revenue experienced in other communities. He encouraged the board to focus on the last item, to invest in water, sewer, and broadband infrastructure. Administrator Keim stated that broadband infrastructure would cost considerably more than the \$1.9 million of ARPA funds allocated to the Village of Antioch. He advised the board that these funds must be encumbered by 2024. Staff recommended the use of funds for the Crest Lane Sanitary Sewer, Grimm Road water/sewer and stormwater utility construction, and the flood mitigation efforts at the corner of Main and Depot. He added that there is already funding acquired for Crest Lane in the amount of \$600,000. The project at the corner of Main and Depot is a very viable option and an important project to the community. Administrator Keim recommended that the Village use the ARPA funds for the project at the corner of Depot and Main Street.

Trustees agreed that both Crest Lane and Depot and Main are priorities for the use of the ARPA funding.

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Trustee Dominiak confirmed the amount as \$1.9 million which needs to be obligated by 2024. She agrees with the need for improvements on Crest Lane, and Depot & Main and commented on mental health issues our officers are having to deal with out in the field. She asked if a piece of the \$1.9 million could be used to fund someone to help support the effort of mental health support for the police department.

6. Finance Department Restructuring – Finance Director Zaida Torres discussed her memo to add a Senior Accountant to the finance department staff. She expressed concern with the vulnerability of the current staff of the finance department who are not cross trained, and the current contract with Lauterbach and Amen to do contracted service and perform the audit. While there is no conflict with this, she has concerns with the perception of a conflict. The proposed position will have no financial impact to the current budget, has no conflict of interest, helps with cross training and redundancies, and will allow her to hire someone at a lesser pay to fulfill those duties.

VIII. OTHER BUSINESS

No report.

IX. ADJOURNMENT

There being no further discussion, the Village Board of Trustees Committee of the Whole meeting adjourned at 7:53 pm.

Respectfully submitted,

Lori K. Romine, RMC/CMC
Village Clerk