

APPROVED MINUTES

VILLAGE OF ANTIOCH BOARD OF TRUSTEES COMMITTEE OF THE WHOLE MEETING

Village of Antioch, Lake County, Illinois

Municipal Building: 874 Main Street, Antioch, IL 60002

Call In # 1-312-626-6799

Public Access Code: 592-598-564

<https://us02web.zoom.us/j/592598564>

January 26, 2022

I. CALL TO ORDER

Mayor Gartner called the January 26, 2022 Committee of the Whole meeting of the Board of Trustees to order at 6:36 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, 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 January 12, 2022 Committee of the Whole meeting minutes as presented

Trustee Dominiak moved, seconded by Trustee Pedersen, to approve the January 12, 2022 Committee of the Whole meeting minutes as presented. Upon roll call, the vote was:

YES: 6: Pierce, Macek, Pedersen, Bluthardt, Burman and Dominiak.

NO: 0.

ABSENT: 0.

THE MOTION CARRIED.

VI. Mayoral Report

Acknowledgements:

AAHAA – Mayor Gartner thanked the Antioch Area Healthcare Accessibility Alliance (AAHAA) for all of the work they do in the Antioch Community. He outlined the services they provide, and their accomplishments over the past year. Ms. Colleen Lennon thanked the mayor and Village Board for the recognition.

Mayor Gartner thanked the Antioch Police Department for their assistance with a local gentleman that recently went missing. He also thanked Public Works for the recent snow removal and the Parks Department and Jim Moran on the recent success of the Wine Walk.

Citizens Wishing to Address the Board

There were no citizens wishing to address the board at this time.

VII. Regular Business

1. Discussion of a Liquor Request from Antioch Fine Wine regarding a code amendment to Section 4-2B-10(C)(4) – Mayor Gartner invited Adam Kosh from Antioch Fine Wine to present his request. Mr. Kosh reviewed his request for a text amendment to Section 4-2B-10(c)(4) striking that section of the code that states:

due to the nature of such sales, this license shall not be deemed a 'pouring license' that authorizes or allows the store to install or operate any video gaming. In the unanticipated event the State Gaming Board determines that such a license does authorize video gaming, this license shall become null and void.

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Mr. Kosh said business has been slow, there is increased competition, supply issues, and he would like this section removed so that they may host video gaming in hopes of additional revenue. He added that they already sell lotto tickets, and are also strict on admission into the store based on age. He discussed the proliferation of video gaming in the area and asked for the board to consider his request allowing his store to have gaming to help them provide another income stream.

A majority of trustees commented that they appreciate Antioch Fine Wine and their longevity in the community, but discussed gas stations requesting licenses and other businesses which may request licenses for the purpose of video gaming if this is approved. While they would like to assist existing businesses, they expressed concern over the precedent it may set.

This item will be placed on a future COW meeting for further discussion.

2. Discussion of a Liquor Request from Dharni Gas & Food regarding a code amendment to Section 4-2C-14(C) related to package sales limitations – Mayor Gartner invited Mr. Sam Dharni from Dharni Gas & Food to present his request. Mr. Dharni reviewed his request for a text amendment to Section 4-2C-14(C) which currently restricts the sale of packaged liquor to 21 years of age. Mr. Dharni has asked the board to consider reducing that age to 18 in order to increase their opportunity to find employees.

Trustees commented on the difficulty of hiring employees, and state law allowing the age of 18 to sell packaged liquor. They discussed the possibility and likelihood of an underage employee selling to underage friends. Trustees would like to know what other communities are allowing before making a decision on this request.

This item will be placed on a future COW meeting for further discussion.

3. Antioch Theater Discussion – Mayor Gartner invited Mr. Tim Downey and Linda Monty to present their request for a ticket tax in order to help fund theater operations. Ms. Monty presented a sampling of their ideas for movie themes, private events, community events, live performances and improved concessions, and asked the Village Board for their assistance in funding.

Mr. Tim Downey provided a background on his previous purchase and renovation of the theater. He discussed the previously enacted ticket tax and loan provided by the Village. He discussed theater operations and the changing industry. He believes Ms. Monty has the time and the talent to bring the theater to its full potential.

Ms. Monty presented her request, her background and experience, and featured marketing promotions. She began the creation of a magazine to assist the businesses called the “Pulse of Antioch” featuring local restaurants and businesses.

Trustee Pierce asked to hear her specific proposal. Ms. Monty asked that the ticket tax be enacted to cover \$375,000 of the \$400,000 purchase price, as well as the issuance of a liquor license. She said it’s difficult to get a bank loan for this type of business during Covid. Mr. Downey said the ticket tax would be a source of revenue for the theater to pay the debt service on the loan. If the tax is insufficient, it’s still the obligation of the borrower to pay the loan. Trustee Pierce verified that the requestor is looking for a \$375,000 loan from the Village plus a \$1/head ticket tax plus a liquor license. Trustee Pierce asked why they wouldn’t raise the price of the ticket to make up the money. Mr. Downey replied that it wouldn’t provide an up-front cost to buy the theater. Trustee Pierce commented on boarded up theaters across the country and thinks the Village needs to find a way to make this work, while being careful the Village doesn’t lose money and there is some sort of collateral.

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Trustee Macek thinks the theater is important, but the board needs to exercise caution on additional spending with missing information such as profit & loss statements and bank rejections on applications. He also expressed concern with permitting alcohol in an establishment catering to children.

Trustee Pedersen said the Village needs to work with the applicant on this possibility. She thinks events should have alcohol, but perhaps liquor could be restricted during certain hours or shows. She would like to see the theater survive.

Trustee Bluthardt does not see an issue with a liquor license as long as proper precautions are taken. He would like more background on the loan and ticket tax if the village is asked to provide a loan that a bank will not provide. He would like to work with the applicant and look more into this.

Trustee Burman likes the idea and thinks it brings many different things to offer. She would like to look more into details, and approach with caution to see if the parties involved can make it work.

Trustee Dominiak thanked Mr. Downey for rescuing the theater, and echoed comments made by other trustees to get more information. She expressed concern with the amount, and is not comfortable with such a large amount. She said the board needs to really think about allowing alcohol and come up with a license specific to the theater.

Mr. Downey said he did go to the State Bank and they were not interested in providing the loan without more business history. He also provided an overview of the inner-workings of the theater and payments to studios and other expenses that would be paid through ticket revenues, not ticket taxes.

Mayor Gartner asked if Ms. Monty intended to keep this as a theater as well as the hybrid events. Ms. Monty responded yes. Those present discussed the personal guarantee that was provided with original loan, but no lien was placed on the property. Mayor Gartner asked if certain events could be charged a larger ticket tax. Ms. Monty responded that they could, and there could be a lien placed on the building.

Trustee Pierce asked if the tax was successful in paying the loan. Mr. Downey said the tax was robust in servicing the debt.

Trustee Macek asked if venture capital could be used for the loan. Mr. Downey responded that independent financing resources will want a ridiculous interest rate.

Trustee Dominiak would like to come up with a solution to help the theater.

Mayor Gartner asked the applicant to provide a letter of intent to the staff and some financial projections, and staff will decide if it can go back to the board at a committee of the whole or Village Board meeting.

4. Discussion regarding an Ordinance amending Section 4-2C-4 of the Municipal Code regarding hours of business for establishments which sell alcohol – Chief Guttschow reviewed the previous discussions regarding the liquor hours. The proposed ordinance would amend those hours to close Antioch businesses one hour earlier than current practice of 3am to 2am on Sunday night into Monday morning, and allow for package sales to mirror the closing hours of business for off-premise consumption. The attorney will submit a memo along with the ordinance when presented for approval at the next meeting.

Trustee Dominiak doesn't support the Village's misalignment with Lake County liquor hours, and struggles to understand the rationale for Antioch to be open later than other areas. She doesn't think this aligns with our vision, and does not support it.

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

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5. Verizon request for a lease on Heron Harbor Water Tower – Administrator Keim reviewed the previous approval of the Village Board several years ago for Verizon to lease space at the Heron Harbor Water Tower. They never executed the lease or went forward with their request. Verizon now has a new location since the previous agreement, which will require Village Board approval. He asked the board if they are in favor of the lease in the new location. The revenue is just over \$2,000/month and the Village would need to pay some tax since it would generate revenue.

Trustees discussed the original location, the need for additional Verizon service, installation and escrow, other towers use of 5G technology and its potential harmful effects.

This item will be placed on the next Village Board agenda for consideration or when Electro Magnetic Field (EMF) information is made available.

6. Discussion regarding Capital Projects – Administrator Keim discussed capital projects, resources available, and said he hoped to have more information for the board this evening. He presented a list of potential projects, and asked the board to prioritize the projects and return to him. He said he will mostly rely on grants and the sale of a bond for funding of the projects. He added that Lakota is finishing up the deliverable on downtown beautification, and hopefully he will be in a better position to present the capital needs to the Board shortly.

Mayor Gartner commented on the amount of work put in by staff in order to get some numbers on capital projects and planning.

Administrator Keim reviewed the projects on the list presented to the Board which include the restructuring of Grimm Road, the redevelopment of the Pittman property located at the corner of Main and Depot, a village hall building, a new public works facility, well 5 iron remediation, a bike path on Route 59, the Holbek Crest sanitary sewer replacement to alleviate overflow and flooding at the treatment plant, and a parking lot at the police department.

Trustee Macek commented on the importance of water and public safety.

Mayor Gartner asked Administrator Keim to come back in two weeks with the ranking results from the board.

VIII. OTHER BUSINESS

IX. ADJOURNMENT

There being no further discussion, the Village Board of Trustees Committee of the Whole meeting adjourned at 8:13 pm.

Respectfully submitted,

Lori K. Romine, RMC/CMC
Village Clerk