

# 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  
January 25, 2023**

## **I. CALL TO ORDER**

Mayor Gartner called the January 25, 2023 Committee of the Whole meeting of the Board of Trustees to order at 7:06 pm at the Antioch Municipal Building located at 874 Main Street, Antioch, IL and via Zoom.

## **II. ROLL CALL**

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

## **III. Absent Trustees Wishing to Attend Remotely**

There were no absent trustees wishing to attend remotely.

## **IV. Approval of the January 11, 2023 Committee of the Whole meeting minutes as presented**

Trustee Bluthardt moved, seconded by Trustee Dominiak to approve the January 11, 2023 Committee of the Whole meeting minutes as presented. Upon roll call, the vote was:

**YES: 5:** Pierce, Macek, Bluthardt, Burman and Dominiak.

**NO: 0.**

**ABSENT: 1:** Pedersen.

**THE MOTION CARRIED.**

## **V. Mayoral Report**

Mayor Gartner commented on the Lake County Municipal League Legislative Breakfast February 4 and invited Village Board members to attend.

## **Citizens Wishing to Address the Board**

None.

## **VI. Regular Business**

**1. Consideration of a Class "J" BYOB license to be located at 906 Main Street –** Ms. Agne Valickas presented her business history and her request for a BYOB license at her business. Trustees discussed the terms of a BYOB license and opening. Those present agreed to place this item on the next Village Board agenda for consideration.

**2. Discussion regarding the Pavilion at the future downtown park property located at Main and Depot –** Administrator Keim reviewed the history of the project and the previous design development approval, and invited Mr. Kevin Clark to present the designed plans to the Village Board.

Mr. Kevin Clark, Lakota Group, Mike Jansen of Strand Engineering, and Andy Dogan from Williams Architects presented the plans to the Village Board. Mr. Clark reviewed the history of the project, and discussed the public input process, and formation of the steering committee. He presented various features shown to the public, the Village Board and the steering committee in order to get the group to a design development stage.

Trustee Macek commented on the name of the park stating that there is a Village Green in Pleasant Prairie, a golf course with that name, and neighborhood in Antioch named Village Green. Administrator Keim responded that the name is a placeholder for now as selected by the steering committee until a formal name can be determined.

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Mr. Andy Dogan from Williams Architects presented the design for the café building. Mayor Gartner commented on the design of the building, and wants to make sure whatever space is designed for the restaurant be vetted by someone. He added that it looks too much like a concession stand and would like more of an overhang, and an enclosed space for ordering during cold winter months. He also commented on the name of the park, and asked the board to start thinking about the naming process, including the possibility of a naming contest.

Trustee Pierce likes the layout and design work, and asked for the approximate cost. Mr. Dogan responded that the budget was \$840,000 for this building. Trustee Pierce commented on the maintenance and accessibility of the building, particularly the restrooms. He suggested a memorial be tied into the building. He said he did go down to look at the pavilion in Welles Park, and expressed concern with costs and bidding.

Trustee Macek agreed with Mayor Gartner that it looks like a pool concession stand. He commented on security and asked if it would be part of the building. Administrator Keim responded that the equipment that will provide the security systems and will be placed in this building.

Trustee Bluthardt agreed with Trustee Macek that the design is not what he pictured for this site. He doesn't think the features tie in together.

Trustee Burman said she didn't expect it to look like this, and doesn't think it fits the cohesiveness. She would like to see an overhang to provide shelter.

Trustee Dominiak asked how this design was achieved. Mr. Dogan said they start with the shape and floor plan, and then look to the rest of the site to pull in materials and shapes and forms to reflect the rest of the site. Trustee Dominiak recommended they look at surrounding buildings and the site to see how this looks with the bridge and pavilion. She said a resident was consulted regarding the café functionality, which brought about the design for the concession area. She agreed there should be an overhang, and asked if it's necessary to have two large family restroom areas, or if one would suffice. She recommended calling it the Downtown Park until a name is decided, and agreed with the idea of a naming contest.

Trustee Bluthardt commented that staying under budget is ideal, and the line item threshold doesn't have to be met. He has no issue with the inside of the building or the layout, but doesn't agree with the design.

Mr. Dogan assured the Board that they have heard all of their comments, and they fully expect to meet expectations for this project.

Mayor Gartner said he went and saw the pavilion as well, and asked for additional options with costs from the group. Trustee Dominiak asked for additional information on the size and construction materials.

Mr. Clark reviewed more elements discussed at the steering committee for the splash pad and playground. He presented the design of the splash pad to mirror the image of the creek, including a ripple effect from the jets and skipping stones. He commented on the playground, stating it will be the most inclusive park Antioch has, including sensory elements, cognitive, creative and imaginative aspects of the playground. He discussed handicapped accessibility not only for children playing on the playground, but for parents that may need accessibility. Mayor Gartner asked if the playground could be presented to the Park Board for their comments.

Mayor Gartner asked if garage doors could be considered for the café building. Mr. Dogan said that is an option.

Administrator Keim said they are still planning a March letting, and he wants to make sure the board is comfortable moving forward with the design. He said it is ultimately the Village Board who determines the final look of the project, and he wants to be sure it's done right and at a lower number than estimated.

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Administrator Keim recommended discussion at a quarterly meeting or a designated meeting workshop to discuss these items.

Trustee Pierce said they have to trust what the designers are coming up with and their processes, but also need the opportunity to provide input on major features, and the main picture of the park is what the Village Board is accountable for.

Trustee Macek asked for informational updates on the project in between meetings.

Trustee Bluthardt believes there has been significant progress, and thinks some final elements still need discussion. He wants to see what they're getting for the items plus the cost.

Those present discussed timelines for approving contract documents and awarding the bid, and the beginning of construction. Mr. Mike Jansen said the original timeline was to let the bid in March, and begin construction in June.

Trustee Macek wants to make sure it's ISO compliant.

**3. Discussion regarding change of use/business licensing** – Trustee Macek moved, seconded by Trustee Bluthardt, to table the discussion regarding change of use/business licensing. Upon roll call, the vote was:

**YES: 5:** Pierce, Macek, Bluthardt, Burman and Dominiak.

**NO: 0.**

**ABSENT: 1:** Pedersen.

**THE MOTION CARRIED.**

**4. Discussion regarding solar energy systems** – Mayor Gartner commented on the concept plan before the Planning and Zoning Board, and the proposed ordinance provided by Round Lake Beach. He asked for input on the ordinance, and thinks there needs to be more language for decommissioning the panels.

Administrator Keim said there was a conceptual plan presented for Deep Lake Road, which is likely to come back in the very near future for a large solar farm. He agrees that the generalities may be difficult to enforce, and some wordsmithing will be necessary. He discussed the provision regarding the Solar Energy Systems (SES), and comments that it doesn't detract from or create an eyesore from any adjacent property. He also expressed concern about the environmental aspect, and the effect of solar farms on the neighboring wetlands. He recommended a bond or letter of credit or some kind of guarantee regarding the decommissioning of solar panels be required as well.

Trustees commented on commercial and industrial SES, the need for alternate energy, and the difference between a business/solar farm and residential use regulations. They also discussed installation and asked if it requires them tapping into the main breaker panels. Administrator Keim responded that he doesn't know, but it would be a licensed electrician doing installation.

This item will be brought back to the Planning and Zoning Board for commercial regulations.

### **VII. OTHER BUSINESS**

Mayor Gartner announced the upcoming services for Florence Pedersen.

### **VIII. EXECUTIVE SESSION – Personnel and Pending Litigation, Lease of Village Property, Collective Bargaining** – Trustee Dominiak moved, seconded by Trustee Bluthardt, to enter executive session at 9:05 pm for Personnel and Property Acquisition. Upon roll call, the vote was:

**YES: 5:** Pierce, Macek, Bluthardt, Burman and Dominiak.

**NO: 0.**

**ABSENT: 1:** Pedersen.

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### **THE MOTION CARRIED.**

Trustee Pierce moved, seconded by Trustee Macek, to exit executive session at 9:45 with no action taken. Upon roll call, the vote was:

**YES: 5:** Pierce, Macek, Bluthardt, Burman and Dominiak.

**NO: 0.**

**ABSENT: 1:** Pedersen.

### **THE MOTION CARRIED.**

### **IX. ADJOURNMENT**

There being no further discussion, the Village Board of Trustees Committee of the Whole meeting adjourned at 9:45 pm.

Respectfully submitted,

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Lori K. Romine, RMC/CMC  
Village Clerk