

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
February 8, 2023**

I. CALL TO ORDER

Mayor Gartner called the February 8, 2023 Committee of the Whole meeting of the Board of Trustees to order at 7:49 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, Pedersen, Bluthardt, Burman and Dominiak. Also present were Mayor Gartner, Attorney Vasselli, Administrator Keim and Clerk Romine.

**indicates attendance via Zoom*

III. Absent Trustees Wishing to Attend Remotely

There were no objections to Trustee Pierce attending remotely.

IV. Approval of the January 25, 2023 Committee of the Whole meeting minutes as presented

Trustee Dominiak moved, seconded by Trustee Pedersen, to approve the January 25, 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: 0.

ABSTAIN: 1: Pedersen.

THE MOTION CARRIED.

V. Mayoral Report

No report.

Citizens Wishing to Address the Board

Ms. Diane Tkadletz, Antioch resident, asked about the materials to be used at the new pavilion. She also discussed the dispensary, and said she is not for having a lounge, but doesn't understand why it can't be considered in the future. She asked why the Board is considering an amendment to prohibit the future possibility. She commended Trustee Burman in her duty as a Trustee, and positioning herself with the school and being strong.

Administrator Keim responded that the material for the pavilion is cast iron and steel product dipped in nickel and coated through a process to produce a durable final product. Typically don't need to be recoated for 20-25 years.

VI. Regular Business

1. Historic Preservation Commission Update – Clerk Romine administered the oath of office to new HPC member Mary McWilliams.

Historic Preservation Commission President Ainsley Wonderling provided an overview of what the group has accomplished since their formation last year. She presented the history of 6 buildings in town, including the new website showing modern and old pictures, and property information. She said this is something no other community has. The website isn't live yet, but will be once completed.

Trustees agreed they are doing a wonderful job on this project, and hope to see historic landmarks in the near future.

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Director Garrigan added that a consultant would have easily cost \$50,000-100,000 in order to complete this project.

2. Discussion regarding the future downtown park property located at Main and Depot –

Mr. Andy Dogan present additional designs for the proposed buildings at the proposed park. He presented a refined craftsman design and more traditional forms with and without a cupola. He asked for input from the Village Board on the design they choose. A majority of Trustees selected option two with a cupola.

Mr. Dogan advised option two would be primarily brick with stone accents. He discussed the beam coming up from arch, and said he will look into some lighter steel tie rods to give the structure stability/support.

Ms. Mary McWilliams, newest member of the Historical Preservation Commission, would like to see an artist rendering with the surrounding buildings to put it into context.

Mr. Dogan said they will still come back with refined drawings and said this will become architecture the community can be proud of.

3. Discussion regarding change of use/business licensing – Director Garrigan reviewed the previous discussion regarding change of use permits. He commented on the challenge of businesses moving in or out without Village knowledge, and sometimes out of compliance with various codes. He said this will likely be a modest program with approximately up to 50 permits issued each year. This will also provide life safety and zoning information. Staff did additional research on business licensing in other communities, and it appears as though many surrounding communities require business licenses. Staff requests that since they are currently implementing new software, that they begin with a change of use permit, and incorporate business licenses once the software is built and tested.

Trustee Macek thinks we're duplicating work as the Fire District does inspections annually, and insurance companies do safety inspections. He believes this duplicates services and charges. He further discussed home-based businesses and the lack of support from the Chamber for service-based businesses. Director Garrigan said the Fire District has asked if we have some kind of permit process because they are frustrated in their attempt to track businesses, and see this as an opportunity for a partnership.

Trustee Bluthardt is in favor of change of use and business licenses. He said the village needs to make sure business follow code enforcement, and is not worried about the fee as much as compliance and collecting the data.

Trustee Burman asked how it is received by the other towns that require business licenses and if it will be required or voluntary. Director Garrigan responded that it will be required, helps to ensure safety, and most business owners coming in are surprised that we don't require a license.

Trustee Dominiak agreed this needs to be done as soon as possible, and recommends the ordinance be written now, but include language that it is effective a certain date after software is implemented.

VII. OTHER BUSINESS

Trustee Dominiak discussed the Parkway property and would like the beautification committee to come forward at the next meeting for discussion.

VIII. EXECUTIVE SESSION – Personnel and Pending Litigation, Lease of Village Property, Collective Bargaining

Trustee Bluthardt moved, seconded by Trustee Dominiak, to enter executive session at 8:47 pm for property acquisition and litigation. Upon roll call, the vote was:

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

NO: 0.

ABSENT: 0.

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THE MOTION CARRIED.

Trustee Dominiak moved, seconded by Trustee Macek to exit executive session at 8:59pm with no action taken. Upon roll call, the vote was:

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

NO: 0.

ABSENT: 0.

THE MOTION CARRIED.

IX. ADJOURNMENT

There being no further discussion, the Village Board of Trustees Committee of the Whole meeting adjourned at 8:59 pm.

Respectfully submitted,

Lori K. Romine, RMC/CMC
Village Clerk