

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
June 14, 2023

I. CALL TO ORDER

Mayor Gartner called the June 14, 2023 Committee of the Whole meeting of the Board of Trustees to order at 7:05 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: Burman, Bluthardt, McNeill, Pierce, Macek and Pedersen. Also present were Mayor Gartner, Attorney Vasselli, Administrator Keim and Clerk Romine.

III. Absent Trustees Wishing to Attend Remotely

There were no Trustees attending remotely.

IV. Mayoral Report

Mayor Gartner announced the Farmer's Market and concert tomorrow. He also announced that Congressman Schneider will be hosting an open house next week at the Senior Center Saturday, June 24 at 11am.

Citizens Wishing to Address the Board

There were no citizens wishing to address the board.

V. Approval of the May 31, 2023 Committee of the Whole meeting minutes as presented

Trustee Bluthardt moved, seconded by Trustee Burman, to approve the May 31, 2023 Committee of the Whole meeting minutes as presented. Upon roll call, the vote was:

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

NO: 0.

ABSENT: 0.

THE MOTION CARRIED.

VI. Regular Business

1. Marketplace TIF Proposal – Director Garrigan presented the concept for a TIF at the at the 82-acre Marketplace property. Staff has asked SB Friedman to develop a proposal for a potential TIF study at the site. Director Garrigan discussed other TIF districts in town, and staff believes the creation of a TIF at the property will provide an additional economic development tool to attract more uses to the corridor. Ms. Fran Lefor Rood with SB Friedman said she looks forward to the opportunity to work with the Village on another TIF.

Trustee Burman thinks this is necessary to get started on, and agrees it is beneficial to be working with the same company.

Trustee Bluthardt said we should get started as soon as possible on anything we can do to get the development started.

Trustee McNeill asked if there was any information on engineering or surveyors. Director Garrigan said once a TIF is created, they can work with a developer and costs that can be reimbursed through TIF funds. Ms. Rood said the eligibility requires them to work with an engineer chosen by the Village if they end up meeting those components of analysis.

Trustee Pierce has concerns over the impact on schools, and thinks the study is necessary. He asked about the west business district, and asked if there were an additional impact to the business district.

APPROVED MINUTES

Administrator Keim said they are two separate sources of revenue; TIF is property tax and the Business District is sales tax.

Trustee Pedersen commented that if there aren't any homes, we wouldn't be impacting schools. Administrator Keim stated that a school's main objection would be if children were being added to the school, but they weren't getting the tax from that development. This target is mainly commercial. Attorney Vasselli said eligible redevelopment project costs allows for an offset to schools if there is a proven impact to schools from the development, and is controlled for in the Act.

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

2. Discussion regarding Oliverii North Façade Grant Request – Director Garrigan discussed the façade grant program, processes and guidelines. According to the guidelines, a maximum of \$100,000 is allowed. Director Garrigan reviewed the request for a façade grant for Oliverii, whose costs total approximately \$351,000. The applicant is requesting a reimbursement that well exceeds the maximum for a total of \$152,000 of reimbursement as a part of this façade grant. There is currently \$150,000 in the budget for the façade grant this year. Staff asked if the board is interested in exceeding the maximum amount, or breaking it out over 2-3 years.

Mr. David Cornes and Mr. Andy Helzer, architect and owner, discussed the plans to extend the front of the building towards the road, and install 2 glass walls which are retractable. Mr. Helzer discussed the spacing needs which would be met with this design. He discussed the increased cost of construction, and the amount being requested due to the amount of iron and other work involved in the project. He also discussed the anticipated 20% increase in revenue which would result from this project.

Mayor Gartner asked what the timeframe would be for completion. Mr. Cornes said they would expect to start in the fall, and be done by Thanksgiving. The restaurant would remain open during construction.

Trustee Bluthardt asked for a clarification on the numbers included in the packet. Mr. Cornes said the costs in the packet were before the quotes were received on the nana wall, which totals \$194,230. He is currently attempting to find a competing product for the nana wall. Trustee Bluthardt asked if the dollar amount includes any of the internal work. Director Garrigan replied that certain costs were not eligible under the façade grant, which staff deducted. Trustee Bluthardt said he loves the new look, but has issues with the amount being requested.

Trustee McNeill asked if any funds would be remaining for other façade grants if this were approved. Director Garrigan said if we were able to extend the payments over 2-3 years, he hopes there would still be funds remaining for other requests. Mr. Helzer recommended \$75,000 year 1, and \$37,500 the next two years.

Trustee Pierce appreciates what they are trying to accomplish, but has no interest in paying for any interior work. He is willing to work toward \$100,000, and not spread it out.

Trustee Macek loves the look, but expressed concern with taking away from other applicants. He asked for the applicant to come back with a better figure and bottom line so as not to take away from any other potential businesses.

Trustee Pedersen loves the restaurant, and really likes the nana walls, but has a problem paying for both of them and with going over the \$100,000 allowed by the program.

The applicant will refine the plan, and come back with a hard number. This item will be discussed at another committee of the whole meeting.

APPROVED MINUTES

3. Discussion regarding a Memorandum of Understanding with the Antioch Public Library for security cameras – Chief Guttschow discussed the request from the Antioch Public Library to expand access to their security cameras, and maintain a partnership to help keep the community safer. Both attorneys reviewed the agreement, which will allow access to the cameras for official purposes, and protocols.

Trustee Burman asked for clarification in the MOU, which requires the Village to pay the cost of the system and equipment. Chief Guttschow said there are no costs associated with the police department access to the system. Any costs incurred by the Village would be with additional equipment required by the Department.

Trustee Pierce asked if cameras could be mounted that view our property. Chief Guttschow responded that the Library Director is agreeable and proactive, and it may be worthy of a conversation.

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

4. Liquor License Requests –

a. Vigneto DelBino request for lower license fees – Ms. Deb Trombino presented her request for a reduction in the liquor license fees for her winery. She discussed the history of the business, which is celebrating 10 years this November. She discussed their operating hours, and limit in distribution to wine.

Trustee Burman agreed that the price should not be the same as a full service restaurant. Ms. Trombino added that she pays Federal and State fees to manufacture and do retail, and Antioch's price is more than double those costs.

Trustee Bluthardt asked what fee she is requesting. Ms. Trombino said \$1,000 and \$1,300.

Trustee Macek thinks we should make a separate class as this is more agricultural. He thinks they should get a break on the license fee as well. He thinks \$1,000 is too much money for what they're doing.

Mayor Gartner suggested reducing the fee to \$500 and an ordinance amendment for an agricultural winery, with a reimbursement of the fee for this year.

The Attorney will draft an ordinance amendment for consideration at the next board meeting.

b. Dharni Gas and Food request for expanded sampling at their gas station – Mr. Sam Dharni discussed his request for expanded sampling at his business. He discussed the gas tax law approved in 2019 and the impact of a 70% loss of volume. They are looking into other options for the future in order to stay in business. He asked for expanded sampling to increase revenues, customers, and add gaming.

Trustee Burman understands the affect of the gas tax, and loss of customers to Wisconsin. She discussed the positive changes made to their building, and discussed parking, and space inside of the store.

Trustee Bluthardt expressed concern with empty gas stations in town if we are unable to help. He thinks they will reach a saturation level with the machines, where the additional revenue won't be realized. He said we need to do something to help these facilities, and is in favor of seeing what we can do to help.

Trustee McNeill is also open to the idea.

Mr. Dharni added that they have gaming at their two locations in Lake Villa.

Trustee Pierce commented that the previous Village Boards did much research, listening and planning for the future of Antioch, and decided at that time it wasn't desirable for the community. He said he cannot support this request.

APPROVED MINUTES

Trustee Macek thinks they don't disturb anybody, and doesn't see the harm in the machines. He made a comparison to video games, and thinks this is the only feasible solution. He supports the request.

Trustee Pedersen understands the struggle, but is not in favor of this, stating that there are other struggling businesses that cannot be offered relief. She discussed decisions made at the State and County levels to impose taxes, but said we cannot give everyone a pouring license for gaming. When other requests come in, the Board would find it difficult to say no.

Mayor Gartner thinks this should be discussed at another Committee of the Whole meeting, to include information on the qualifications for gaming, legislative history, other border communities and what they're doing. This will be discussed again at the first meeting in July.

5. Discussion regarding construction/project management – Administrator Keim discussed construction management as a delivery method, and said the Village typically does design-bid-build for their projects.

Trustee Bluthardt discussed the potential of hiring a construction manager to oversee the series of projects going on in the Village. At the last meeting, a contract was approved with Strand for what seemed like construction management, and he asked for clarification. He asked if we were looking for something internally, or stick with the model used for the park.

Administrator Keim said having a construction manager hired or on staff would not replace the phase 3 engineering similar to what was approved at the last meeting, but may reduce it slightly. He would recommend an organization without construction experience hire a construction manager, but does not feel that is necessary in this case. He added that the cost would increase the project by about 3-5%. He thinks it would add cost to the project and we are in a unique position where we don't need that service. If the project has a good set of design drawings, a good contractor, and a good owner, it should go well.

Trustee Pierce said he's heard many offers for construction management, and sees that they are looking for a lucrative cut of the project. He thinks the concern is the over extension of the Administrator, and he is getting an assistant to help with the projects. Administrator Keim said he appreciates the concern, and plans to be present for everything coming up. He enjoys this phase of the project, and expects to learn much tomorrow at the preconstruction meeting regarding schedules.

Mayor Gartner said between now and the next quarterly meeting come up with org charts to discuss the roles and philosophy of the various projects.

6. Discussion regarding bid alternatives for the Open Space Project in Downtown Antioch – Administrator Keim reviewed the bid alternates and their associated costs. Mayor Gartner asked Trustees to send Jim which alternates they would like to see.

VII. OTHER BUSINESS

None.

VIII. EXECUTIVE SESSION – Personnel and Pending Litigation, Lease of Village Property, Collective Bargaining – The Mayor and Board of Trustees did not go into executive session.

IX. ADJOURNMENT

There being no further discussion, the Village Board of Trustees Committee of the Whole meeting adjourned at 8:53 pm.

Respectfully submitted,
Lori K. Romine, RMC/CMC
Village Clerk