

# 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 28, 2023**

## **I. CALL TO ORDER**

Mayor Gartner called the June 28, 2023 Committee of the Whole meeting of the Board of Trustees to order at 7:30 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**

None.

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

None.

## **V. Approval of the June 14, 2023 Committee of the Whole meeting minutes as presented**

Trustee Pierce moved, seconded by Trustee Pedersen, to approve the June 14, 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. Liquor License Application from the Teamster Horsemen** – Mayor Gartner discussed the request for the Teamster Horsemen applying for a full license in lieu of multiple special event permits. Trustee Pierce doesn't think it would hurt to give them a license, and said they are a good social organization.

This item will be placed on the July 12 Village Board meeting for consideration and approval.

**2. 15 Lakes Grant Request** – Mayor Gartner stated Director Garrigan was working with the parties on this request, and asked to have this on the agenda so the board would be aware of other requests for façade grants.

Director Garrigan confirmed no formal grant application has been submitted yet, but the applicant wanted to bring the concept for a new restaurant located at 919 Main Street. They hope to remove the faux stone, and bring the building back to its original historical appearance.

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Mr. Duane Boslet and Steve Kahoun, owners of 15 Lakes, presented their proposal for a high-end restaurant in downtown Antioch. They are looking to bring an elevated gastro pub bistro with approximately 60-65 seat dining, and a potential patio off the back of the establishment. They do not have the space for gaming at this location, but do expect high end liquor. Mr. Boslet reviewed the proposed layout of the restaurant.

Trustee Bluthardt asked about a timeline. Mr. Boslet responded that 4 months is a good estimate, assuming there are no setbacks. Trustee Bluthardt asked if they had an estimated amount. Mr. Boslet said they have an estimate, but not a final number to share with the Board.

**3. Discussion regarding the future of the Park Board** – Mayor Gartner reviewed the discussion at the quarterly meeting regarding the purpose and role of the Park Board in the Village of Antioch and his recent discussion at the Park Board meeting. He is not interested in replacing members if the board wishes to dissolve the commission in the future.

Trustee Bluthardt thinks the Park Board does an amazing job for the Village in their volunteer efforts, and sees them as an asset to the community. He is open to discussing the number of members, and the possibility of a 5 member board, and agrees to hold off on immediate appointments until the group decides how to move forward with the Park Board. He would like to ensure they are all Village residents, and is open to any suggestions made.

Trustee Pierce is concerned about finding members for the Park Board, and the advisory role they serve. He thinks they need to direct the village attorney to change the ordinance immediately to prohibit non-residents from serving on the commission.

Trustee Macek thinks Park Boards are important, and doesn't like to see the Village getting rid of volunteers.

Trustee Pedersen commented that she is open to all discussions on the size of the Board, and agrees that they should be village residents. She commented that many people working for municipalities and townships do not live in those communities.

Mayor Gartner discussed round table discussions between the Village and Park Board, and would like to see that happen before the august meeting. He doesn't want anyone to feel slighted or unappreciated, and would like to include them in this discussion.

Mayor Gartner asked the Village Attorney to look at the Village residency requirements, and a date to meet with the park board and the Village Board.

**4. Discussion regarding the recommendation from the Planning and Zoning Board relate to a special use for a cannabis dispensary** – Director Garrigan presented the board with an update on the cannabis dispensary requests coming through the process. He discussed the two proposed locations; one near Walmart and one on Route 83. He reviewed the request for variances from the proximity to day care facilities, and special use permits from both applicants. Additionally, there was a proposed text amendment to increase the number of dispensaries from one to two.

Attorney Vasselli said there are conditions on both of the applications, and reviewed how they address concerns raised during the meeting. He also discussed the text amendment to change the 1,000 foot buffer requirement from a day care facility, which was denied. The final stipulation is that the applicant for the original location at the packing house rescind their license in order to be granted a special use permit on Route 173.

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Trustee Burman is not in favor of more than one dispensary, and is not in favor of having it close to any child care centers or schools with young children.

Trustee Bluthardt said he attended the meeting last night, and recommend that the Village Board review the video from the meeting. He said the Planning and Zoning Board and petitioners did a nice job of asking and answering questions regarding the proposals. He said it appeared as though all parties were willing to work together to come up with a site plan and lighting to help satisfy all concerns. He thinks the Planning and Zoning Board did a good job of validating the reason for 2 dispensaries, and was originally concerned about the 1,000 buffer until he heard from all parties involved. He added that one of the applicants publicly stated that they would withdraw their application if two dispensaries were approved in town. He is in favor of the variances, text amendment and special use permits dependent on the full presentation.

Trustee McNeill is open to two licenses, and concerned about losing time on this with other dispensaries opening in other neighboring communities.

Trustee Pierce discussed the original vote against cannabis, and the spirit of the ordinance to allow one dispensary. He expressed concern that the revenue will not last. He may be willing to approve one of the dispensaries, but thinks the buffer was intended to keep the dispensary out of downtown and in more industrial areas. He thinks buffering would be important for the Main Street site. He is not in favor of variances, or expanding the number of licenses.

Trustee Macek discussed the Fentanyl problem, and thinks a dispensary would help reduce the potential for laced marijuana. He stated the sites are subject to development, and is in favor of the requests.

Trustee Pedersen discussed the multiple corridors into town, and said it's an opportunity to capitalize on Antioch's proximity to Wisconsin. She thinks we need to move on this before anyone else does. She discussed the buffering along the Route 83 dispensary to include a fence, and landscaping to include arbor vitae. She discussed the zoning of the neighboring property, and potential uses for that site other than a dispensary. She discussed the medicinal use of marijuana, and other uses that have been determined to be safe by the State of Illinois.

Attorney Vasselli added that another condition at the meeting related to the buffering on the Route 83 property, and the 1,000 buffer from one location to another without the consideration of walkways or roadways. Director Garrigan confirmed that there is no direct access to the parcel.

Trustee Pierce said he understands the benefits of the use of marijuana, and the dangers of prescription medication that pose more of a risk. He remains against multiple dispensaries, and stated that one may provide the access our residents need to buy marijuana.

Trustee Macek discussed the standards Illinois has for marijuana, and the benefits to the senior population.

Trustee Pedersen thanked the Planning and Zoning Board for their hard work on this.

Trustee Burman said the board has already approved that a dispensary could be in town, but thinks there still needs to be precautions taken.

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## **VII. OTHER BUSINESS**

None.

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

Trustee Pierce moved, seconded by Trustee Macek, to enter into executive session at 8:36pm to discuss personnel, pending litigation and property acquisition. Upon roll call, the vote was:

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

**NO: 0.**

**ABSENT: 0.**

**THE MOTION CARRIED.**

Trustee Pedersen moved, seconded by Trustee McNeill, to exit executive session at 9:01pm with no action taken. Upon roll call, the vote was:

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

**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 9:01 pm.

Respectfully submitted,

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Lori K. Romine, RMC/CMC  
Village Clerk