

APPROVED MINUTES

**VILLAGE OF ANTIOCH
COMMITTEE OF THE WHOLE MEETING
Village of Antioch, Lake County, Illinois
Municipal Building: 874 Main Street, Antioch, IL 60002
July 26, 2023**

I. CALL TO ORDER

Mayor Gartner called the July 26, 2023 Committee of the Whole Meeting to order at 7:30pm 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: Burman Bluthardt, McNeill, Pierce, Macek and Pedersen. Also present were Mayor Gartner, Attorney Vasselli, Administrator Keim and Deputy Clerk Mateja.

IV. ABSENT TRUSTEES WISHING TO ATTEND REMOTELY

There were no Trustees attending remotely.

V. MAYORAL REPORT

No report

Citizens Wishing to address the Board (*The public is invited to make an issue-oriented comment on any matter of public concern not otherwise on the agenda*)

- There were no citizens wishing to address the board

VI. Approval of the July 12, 2023 Committee of the Whole meeting minutes as presented.

Trustee Bluthardt moved, seconded by Trustee Burman, to approve the July 12, 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.

VII. Regular Business

1. **Discussion regarding future plans for the historical building located at 817 Main Street –** Community Development Director, Michael Garrigan reviewed The Lakes Region Historical Society request for an opportunity to speak to the Village Board about the status of their lease at the School House Museum at the property commonly known as 817 Main Street. The “Antioch School” was constructed in 1891 and dedicated in 1892. It served as the Village’s school, including High School, until 1915, when the Antioch High School was opened. The building served as a school until 1971. The building is owned by Antioch School District 34 and has been leased to the Lakes Region Historical Society since the 1970’s.

Director Garrigan said the building continues to be one of the most historically significant buildings in the Village and has served as an informal landmark in the Downtown for generations. However, there is

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no historic protection for this building and there has been no discussion by the owner to voluntarily designate the building as a “Historic Landmark”.

Director Garrigan referenced the power point prepared by the Lake’s Region Historical Society, which shows this historic structure continues to see some deterioration. The Lake’s Region Historical Society has been in discussions with staff about the potential of a façade grant however, the Historical Society continues to have concerns about any long term investment in the building until the school district transfer ownership of the building or provides them with a long-term lease.

Based on this fact, the Lakes Region Historical Society would like to make sure that the Village Board is committed to the preservation of this historic building prior to reaching out to District 34 and discussing a long-term solution for the preservation of the building. Staff had some preliminary discussions with the school district several years ago, prior to the change in the school board and administration. Both Staff and the Historical Society are looking for the input from the Village Board, prior to reaching out to the school district again, and presented the following information:

The Lake’s Region Historical Society member, Margret DeVries Cole, spoke to the board on behalf of the organization.

Background on the Lakes Region Historical Society:

- Antioch School District 34 owns our School House Museum building at 817 Main Street.
- We were organized in 1973
- We were offered the old Schoolhouse at 817 Main Street with a \$1 per year lease with Antioch School District 34.
- We were given 10 year leases for the first 30 years, then leases went to 5 years, then 3 years and the last 2 leases were for 2 years each. The terms were that we maintain the building.
- We completely renovated the interior with donated labor and materials in the 1980’s. Including plumbing, electrical and heating and air conditioning.
- The Bell Tower was placed on the roof June 1984.

Current Concerns:

- Over the years we have done our best to maintain the building.
- In 2010 and 2011 we held a fundraising campaign to replace the roof. The roof was replaced in April 2012 at the cost of \$19,100
- In 2022 at the request of Antioch School District 34 we had a service remove unnecessary materials from the basement, at our cost of \$1850
- In 2022 at the request of Antioch School District 34 we contracted a company to do a mold remediation project in the basement, at our cost of \$2400.
- At this time, we are reluctant to do any major repairs due to the fact that we are only getting a 2 year lease from the Antioch School District 34. Current lease ends March 2024.
- One year ago, District 34 brought in a Structural Engineer to evaluate the status of the 131 year old building.
- We have never been given a copy of this report and assume that there are no structural problems as we have not been contacted about any necessary repairs.

The current state of the Building.

- Doors are deteriorating due to facing west.
- The plastic in the door has failed.
- They no longer close properly due to the deterioration of the materials.

What needs to be done.

- All doors, jambs and thresholds need total replacement.
- All windows need to be replaced.
- Entire building needs to have the bricks cleaned.
- Entire building needs to be tuckpointed.

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- Addition at west doors needs repair and painting.
- Non brick areas on outside of the building need repairing and painting.

Margret DeVries Cole added the following:

- The building is a landmark and a great asset to the Village of Antioch. Not only was it constructed from bricks that were made by hand on the site of Antioch School District 34's W.C. Petty School, it educated Antioch's children for 80 years and has continued to provide a free educational opportunity for all Antioch' residents to learn the history of their town and surrounding community.
- The Lakes Region Historical Society would like the Village of Antioch Board to consider helping them in obtaining a long term lease of 15 to 20 years or help requesting that Antioch School District 34 turning the building over to the Village of Antioch which would provide the Society with a long-term lease.
- In the past, the Village has told us that this school campus is made up of 7 parcels of land. We are only asking for help in procuring an extended lease on the single parcel which contains the 1892 school structure. We are ready to take on the job of restoring the facade of the building, but do not want to do this without the benefit of a long term lease.
- The Lakes Region Historical Society feels that the needed repairs will cost in excess of \$175,000.
- With a long term lease or ownership we would be able to roll out a major fundraising campaign to raise the money for the needed repairs.

Overall, Trustees agree the Village of Antioch staff needs to work with District 34 regarding the future of this building .

2. **Discussion regarding property maintenance code** - Community Development Director, Michael Garrigan, explained that the text amendment provides the Village's Code Enforcement efforts with some additional tools. Staff is taking this opportunity to propose some modifications to the 2012 edition of the "Property Maintenance Code" which has been adopted by the Village. The "Property Maintenance Code" provides Village Staff with the enforcement powers to ensure that property owners throughout the Village maintain a minimal level of maintenance on their properties. The existing ordinance provides Staff with limited powers to require building owners to make necessary exterior or interior repairs when the condition of the property endangers the general welfare of the community. Failure of the building owners to make these required safety repairs can result in the issuance of an administrative citation or additional legal actions.

Director Garrigan said the "Property Maintenance Code" addresses major exterior and interior issues that pose a public safety issue. Simple aesthetic issues are not regulated by this ordinance and do not address the following:

- A building that is painted a certain color that the community finds objectionable.
- Building exteriors that are outdated or reflect design trends from a previous period.
- Poor choice of exterior materials or outdated materials
- Poor landscape design or a lack of landscape.
- Overgrown shrubs

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These are just a few examples of conditions that would not be covered by this ordinance. To address these issues; the Village will have to work with the property owners on either façade grants or other incentives that would encourage the building owner to improve the exterior conditions of their buildings. As staff has highlighted before, numerous buildings in our Downtown need improvements to their storefronts and rear sections. Progress has been made and will continue to work with the building owners of some of these problem properties.

Below is a summary of some of the areas that the Property Maintenance Code addresses and the proposed modifications that Staff is seeking:

Section 102 -This section of the code incorporates the Plumbing Code, Electrical Code, Mechanical Code, Fire Codes, Fuel Gas Codes, and Energy Codes which all have been adopted by the Village as part and parcel of the Village's Building Codes. Based on this fact, the Village has the powers to enforce the "Property Maintenance Code" and the other highlighted codes, when dealing with buildings or properties that constitute an endangerment to the community.

Section 103 - This section discusses the designation of a "code official" for the Village.

Section 104 - This section outlines the powers of a "code official" and the general powers of entry related to property maintenance inspections by the "code official".

Section 105 -This section gives the "code officials" the general powers to grant modifications from the code when there are practical difficulties, subject to specific recording of the basis for the proposed modifications.

Section 106 -This section outlines the notice of violations and the general penalties for code violations.

Section 107 -This section outlines the form of notices related to a violation of the code.

Section 108 - This section outlines what constitutes an unsafe structure or equipment. Specifically, this section defines what constitutes an unsafe structure and the proper procedure to secure an unsafe structure.

Section 109 - This section outlines the emergency measures and the general powers of a code official when emergency repairs are required on a particular property.

Section 110 - This section outlines the power of the Village under this code as it relates to demolition, and notices and orders related to a demolition.

Chapter 2 - This chapter includes the general definitions of all terms within the "Property Maintenance Code".

Chapter 3 - Section 301 - This section outlines general maintenance obligations of a property owner.

Section 302 - This section outlines maintenance areas ranging from weeds and vegetation, rodent infestation, parking of motor vehicles, to defacement of property.

Section 303 - This section regulates pools, spas and hot tubs, and the required fence requirements around pools.

Section 304 - This section outlines what constitutes an unsafe structure, including flooring conditions, foundation systems, exterior walls, roofing conditions, veneers and cornices, exterior stairs and decks, and chimneys, and cooling towers.

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Staff Analysis - If there is support for these amendments, Staff will start the formal amendment process which requires working with the "Illinois Capital Development Board" related to the adoption of these proposed amendments. The goal is to create better coordination between all Departments related to code enforcement and property maintenance issues.

Overall, Trustees agreed the Village of Antioch staff should move forward with the Property Maintenance Code.

VIII. Executive Session – Collective Bargaining, Personnel, Pending Litigation, Property Acquisition, Lease of Village Property, Executive Session Minutes

Trustee Pierce moved, seconded by Trustee Pedersen , to enter into Executive Session at 8:08 pm to discuss Property Litigation and Acquisition of Property:

Upon roll call, the vote was:

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

NO: 0.

ABSENT: 0:

THE MOTION CARRIED.

Trustee Pierce moved, seconded by Trustee Pedersen , to exit Executive Session at 8:29 pm, 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 regular meeting adjourned at 8:29 pm.

Respectfully submitted,

Cheryl Mateja
Village Deputy Clerk