

# 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  
August 23, 2023**

## **I. CALL TO ORDER**

Mayor Gartner called the August 23, 2023 Committee of the Whole meeting of the Board of Trustees to order at 6:48 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**

There were no citizens wishing to address the board at this time.

## **V. Regular Business**

**1. Hitchcock Design Parks Master Plan Action Plan** – Mr. Doug Fair, Senior Associate with Hitchcock Design Group, presented the phases of the master plan, stating that the analyze, connect and envision phases have all been completed. The current prioritize phase is being updated tonight, and the implement phase is scheduled for September.

The Envision phase included an internal visioning session, and developed and finalized needs and strategies. Mr. Fair reviewed the preliminary park, facility and event/program needs, and the objectives identified based on their study. He further went into detail on how to achieve each of the objectives.

Mr. Fair reviewed the timeline of the project, and discussed next steps for implementation.

Trustee Macek discussed Pedersen Park and said he is against this plan. He wanted to know when Pedersen Park improvements will be made. Director Quilty clarified that the Route 59 property is labeled under Pedersen Park. Mayor Gartner said they will make sure Pedersen Park and the property on Route 59 is one of the items included in the plan. He asked the board to review the materials and send comments or questions to the Mayor or Director Quilty. Trustee Pierce asked that funding be included as well. Mr. Fair asked the board to send any improvements or objectives they feel may be necessary.

**2. 919 Main Street development agreement and façade grant request** – *Mayor Gartner recused himself from this item and left the board room at 7:06pm.*

Business Development Manager, Mark Sural, presented the request from 15 Lakes for a business incentive agreement to locate a high-end gastro pub at 919 Main Street. The applicant

# APPROVED MINUTES

initially presented their request at the June 28, 2023 Committee of the Whole meeting, where they did not have final numbers to produce. They are now requesting \$119,949 to renovate the existing building. The total build-out of the space is estimated at \$599,743, and includes the first floor and basement, as well as built-in restaurant equipment. Mr. Sural also advised that the applicant will be coming back to the Village Board before opening to request a liquor license, but have indicated that they have no interest in offering gaming to their guests. Mr. Boslet and Mr. Kahoun currently have 2 successful businesses operating the Antioch; 15 Lakes Butcher Shop and 15 Lakes Food Truck. Both have been given high reviews from residents.

Mr. Sural would like to place this item on the September 13 Village Board meeting for consideration, and asked if there were any objections from the board, or if the board had any requirements they would like included in the business development agreement.

Trustee Bluthardt clarified that the incentive and façade grants would be two separate grants, which Mr. Sural confirmed.

Trustee McNeill asked for an explanation of the different grant programs available. Mr. Sural provided an overview of each, which are done on a project-by-project basis.

Trustee Macek discussed the square feet, and occupancy loads. Mr. Sural estimated the occupancy at 40-50 people, with 2 entrances/exits. Trustee Macek said he doesn't believe this meets the safety code. Mr. Sural will have the occupancy reviewed by the Fire Department and verify the occupancy before it comes back to the board.

Trustee Pierce, acting chair, asked the Board if there were any objections to placing this on the next agenda if the life safety issue has been satisfied. There were no objections to placing this item on the next agenda for consideration.

Director Garrigan discussed the pending façade grant request by the building owner to bring back the historical appearance of the building. They are seeking approximately \$68,000 to improve the exterior of the building. He said the number may be reduced after the veneer is removed, dependent on the condition of the brick. He asked if there were any objections to bringing this item back at the next meeting concurrent with the other grant request. This item will be placed on the next Village Board agenda for consideration.

Trustee Macek discussed the requested amounts and total of the grants for this address.

*Mayor Gartner returned to the meeting at 7:27pm*

**3. Request to dedicate a park bench to Bunny Mihovilovich Albane** – Mayor Gartner reviewed the request to dedicate a bench in the new open space development at Main and Depot.

Director Quilty discussed the dedication process for park benches based on policy in the Village.

Trustee Bluthardt wants a discussion on dedication requests at the new park. He sees the potential for a program to help offset the costs.

Mr. Jim Mihovilovich Sr. presented their request for the park bench dedicated to their mother who recently passed away.

# APPROVED MINUTES

Trustee Macek thinks this should be brought back for discussion. He thinks there are many other people in the Village who may be deserving of a bench in the new park.

Trustee Pedersen thinks the board should look at the park and doesn't see a problem with a plaque on a bench with someone's name and the years they lived in Antioch. She recommended that there also be QR code with a bio if the family wishes.

Trustee Burman said they followed the process, and others will need to do that as well.

Trustee Bluthardt said a discussion on policy, procedure and cost should be held so the residents know what is involved in getting a bench at the new park. Other bench dedication requests are added to other locations, so costs should be considered when dedicating a bench at the new park that is already intended to be placed there.

Trustee Pierce thinks a policy should be put in place, and they pay for the entire bench. He doesn't think the board should be put in a position to determine who is deserving of a bench.

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

## **VII. OTHER BUSINESS**

Trustee Pierce said the Veteran's memorial is moving forward, and they are awaiting engineering to be done by Manhard.

## **VIII. ADJOURNMENT**

There being no further discussion, the Village Board of Trustees Committee of the Whole meeting adjourned at 7:45 pm.

Respectfully submitted,

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Lori K. Romine, RMC/CMC  
Village Clerk