

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
March 13, 2024**

I. CALL TO ORDER

Mayor Gartner called the March 13, 2024 Committee of the Whole meeting of the Board of Trustees to order at 7:25 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 Guttschow and Clerk Romine.

III. Absent Trustees Wishing to Attend Remotely

There were no Trustees attending remotely.

IV. Mayoral Report –

Mayor Gartner will be out of town for Spring Break, and asked the Board if they wished to move meeting Scheduled for March 27th. The consensus of the Board is to keep it as scheduled.

Citizens Wishing to Address the Board

None.

V. Regular Business

1. Approval of the February 14, 2024 Committee of the Whole meeting minutes as presented – Trustee McNeill moved, seconded by Trustee Burman, to approve the February 14, 2024 Committee of the Whole meeting minutes as presented. Upon roll call, the vote was:

YES: 5: Burman, McNeill, Pierce, Macek and Pedersen.

NO: 0.

ABSENT: 0.

ABSTAIN: 1: Bluthardt.

THE MOTION CARRIED.

2. Discussion regarding a Concept Plan for an Assisted Living Facility located at 991 East IL Route 173 – Director Garrigan discussed the recommendation by the Planning and Zoning Board for a proposed 64,618 square foot assisted living facility adjacent to the Redwing View Subdivision. Director Garrigan provided an overview of the location, and the concept plan submitted by the applicant for a single-story assisted living facility. He advised there were numerous meetings with the neighboring subdivision, and there were extensive discussions to try and address their concerns. He asked the Board if they support the proposed use for the site, and whether this proposed assisted living facility is appropriate for the location.

Trustee Bluthardt said he attended the meeting at the library with the residents, and there were concerns raised he hoped the developer heard and considered. They specifically expressed concern with rodents once construction begins. He feels it is much needed in our area, and adjustments with the landscape plan should help buffer the adjacent properties.

Trustee McNeill supports this concept, and appreciates the meetings held with neighbors.

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Director Garrigan said this went before the Planning and Zoning Board as a concept, and was recommended with a vote of 4-2. Trustee Pierce added that he is interested in a traffic study. Director Garrigan responded that no special use or site plan has yet been applied for; the applicant is looking for feedback at this time to see if there is support before they submit plans.

Trustee Macek discussed the additional strain on EMS in the Village, and the volume of calls. He added that this facility is 2 hours away from the hospital (round trip) for a paramedic, and said a senior facility will add 50% to the current call volume.

Trustee Pedersen confirmed that this property is adjacent to single family homes, and is the same zoning. Director Garrigan confirmed the assisted living facility would be a special use in the R-1 zoning district.

Mr. Sam Martin, developer with Oasis, said they do their own care, and usually average 6-9 ambulance visits every 90 days, which are typically non-emergency. He added that this is a one-story building, and a berm to raise the landscaping would help buffer the neighboring residences.

Trustee Bluthardt added that he would like the fire department to raise any concerns with this project if they have any.

3. Annexation and preliminary/final plat of unincorporated parcels located at 22950 W IL Route 173 – Director Garrigan discussed the need to annex the property in order to proceed with the Marketplace Redevelopment Plan and TIF designation.

4. Special Use for an Electronic Message Board to be located at Fire Station #1 at the property commonly known as 835 Holbek Drive – Director Garrigan presented the request from the Antioch First Fire Protection District for a special use approval for an Electronic Message Board (EMB) sign. As a part of their renovation, the Fire District is proposing to install a new monument sign, to be relocated 40 feet east of its current location. He reviewed the requirements for a special use and variance, and the specs related to the proposed sign. Trustee Pierce confirmed the size of the sign is 18 square feet.

5. Special use for an Electronic Message Board to be located at the Antioch Community High School at the property commonly known as 1133 Main Street – Director Garrigan reviewed the request for a special use and variance for an EMB sign to be located at the Antioch Community High School, stating that the applicant is requesting 2 variances.

Trustees asked if the school can lower the level of illumination. Director Garrigan stated that the lettering currently conforms with Village code, but they are seeking a variance to highlight holidays throughout the year, which was not approved by the Planning and Zoning Board. He added that neighboring residents expressed concern on the impact to their quiet enjoyment.

Trustee Pierce discussed Planning and Zoning Board approval of one variance request because it's already built, but said he does have concerns with the luminosity. Director Garrigan said they must comply with Fire District and engineer and have specific hours of operation. A majority of the Board does not support the bright images.

Trustee Pedersen discussed enforcement of other signs in town, and recommended the high school be advised to shut off their sign if they don't comply with code (illumination). She added that the

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Village should be tougher when we ask others to comply. Director Garrigan will talk with the school and if the luminosity is not addressed, staff won't bring ordinances to the next meeting.

6. Door Access Controls for the Open Space Development at Main St. and Orchard St. – IT Manager Amy Pisciotto presented the proposals received related to access controls for the café building located at the new Open Space Development at the corner of Main and Orchard. Based on the proposals received, staff recommends Imperial Surveillance for the project. She added that this installation will allow regulation on access to the building, monitoring and alerting, and programming of each door for lock/unlock schedules.

Trustee Pierce asked about operations. Manager Pisciotto responded that they can be remotely controlled, and the server is at the Police Station. If connectivity is lost, the last setting would be saved, and there is also an app on her phone that can allow access.

7. Update on the Park Naming Contest – Assistant Administrator Jim Moran discussed the plan for the park naming contest for the new development at the corner of Main and Orchard. He outlined the process to solicit feedback from residents; which ends with final Village Board approval. The Park Commission will be tasked with the initial vetting of submissions. Ultimate authority is with the Village Board.

Trustee McNeill asked if this includes all residents, or Village residents. Mr. Moran said it would be Village residents as registered through Polco.

8. Café Building Use and Operations – Business Development Manager Mark Sural discussed potential uses and operations for the café building located at the open space development at the corner of Main and Orchard based on feedback from the Board.

Trustee Burman asked if the Village has been approached by anyone interested in participating. Mr. Sural responded that there were some local brick and mortar restaurants interested, and they will be sent an RFP directly to them in order to respond. Trustee Burman asked if a grease trap or hood would be installed. Mr. Sural said those would not be installed, and there is no equipment for the facility in the budget right now. The vendor would be responsible for bringing their own equipment.

Mayor Gartner asked if the RFP could include minimum hours, and Trustee Bluthardt asked that they are open during special events.

9. Discussion regarding lighting upgrades at the William E Brook Entertainment Center – Business Development Manager Mark Sural discussed the proposal for lighting upgrades at the Bandshell, quotes received, and the amount budgeted for the current fiscal year. He received quotes from 2 vendors, and recommended Mark Fuchs/Advantage AVL, who is a vendor for the recommended lighting company.

Mayor Gartner thanked Public Works for cleaning up the property by the new Village Hall.

VI. OTHER BUSINESS

None.

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

– Trustee Pedersen moved, seconded by Trustee Burman, to enter into executive session at 8:17 pm to discuss Collective Bargaining. 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 McNeill, to return from 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.

VIII. ADJOURNMENT

There being no further discussion, the Village Board of Trustees Committee of the Whole meeting adjourned at 8:29 pm.

Respectfully submitted,

Lori K. Romine, RMC/CMC
Village Clerk