

# APPROVED MINUTES

## **VILLAGE OF ANTIOCH BOARD OF TRUSTEES – REGULAR MEETING Village of Antioch, Lake County, Illinois Municipal Building: 874 Main Street, Antioch, IL 60002 April 9, 2025**

### **I. CALL TO ORDER**

Mayor Gartner called the April 9, 2025 regular meeting of the Board of Trustees to order at 6:34pm 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, Administrator Guttschow, Attorney Vasselli and Clerk Romine.

*\*indicates attendance via Zoom*

### **IV. Absent Trustees Wishing to Attend Remotely**

There were no objections to Trustee Pierce attending remotely.

### **V. Mayoral Report**

Mayor Gartner recognized Child Abuse Prevention month and Autism Awareness month. He also recognized Good Friday and Easter. He presented a proclamation for National Library Week to representatives from the Antioch Public Library. Mayor Gartner said there will be an announcement on Friday related to the kickoff concert. Mayor Gartner recognized the Antioch Cheer team for their state accomplishments.

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

Mr. Adam Kosh, local business owner, addressed the Board concerning the recent ban on Delta products. He discussed other communities in which the sales of these products are allowed, and his disadvantage in being unable to sell these products. He discussed the effects on his business, and asked the Board to consider alternate options such as restricting the age for purchase. Mr. Kosh distributed a copy of his remarks to the Board for their review.

Mr. Larry Ellis, business owner, discussed the importance of bringing people into town and businesses, and thinks this ban prevents that for his business.

Ms. Ainsley Wonderling, Township Resident, discussed the Antioch Veteran's Memorial, and the proposed location near the wetlands property in honor of her father, William Brook. She asked for a copy of the report showing that a veteran's memorial will not impact the wetlands. She expressed concern that previous discussions were made without proper information.

Mr. Mark Shaw, attorney representing objectors to the Carmax proposal, stated his previous objections were made related to the development. He said his clients do not oppose the project, but are concerned with the proposed screening and lighting. He does not believe the project fits within M-1 zoning, and does not believe the screening and lighting fits within what is proposed for the project. He hopes that the Board will consider the objections, particularly related to lighting and screening for the project.

## APPROVED MINUTES

Mr. Brian Filirtreault, township resident, said he is pro development, but is also concerned with those living near the development, and hopes that a reasonable compromise could be made. He believes this is more of a wholesale facility rather than a car dealership.

Mr. Harold Sanford, township resident, expressed concern that tax revenue will not be realized with this facility, and thinks it should go back to the Zoning Board if changes are to be made.

Mr. Bill Bonaguidi, township resident, addressed the Board and expressed his concerns related to the Carmax development.

Mr. Brian Bezak, business owner, thanked the Board for the opportunity to present their request for a liquor license at Ellie's Deli. He believes they are vital to the downtown area, and asked the Board to consider allowing a liquor license at that location.

Mr. Kevin Matthewson, non-resident, discussed FOIA requests made late last year and early this year. He discussed complaints under review with the PAC, and thinks it would be unwise to make a decision on Carmax until that decision is made.

### **VI. Consent Agenda**

Trustee Bluthardt moved, seconded by Trustee Pedersen, to approve the following consent agenda items as presented:

1. Approval of a Resolution approving a special event liquor license to the Lodge of Antioch for the Chamber of Commerce "Antioch's Taste of Summer Event" – *Resolution No. 25-24*
2. Approval of a Resolution authorizing the Annual 4<sup>th</sup> of July Parade to be held on Friday, July 4, 2025 – *Resolution No. 25-25*
3. Approval of a Resolution authorizing a special event liquor license for the Village of Antioch Summer Wine Walk on June 7, 2025, waiving all fees – *Resolution No. 25-26*

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**

4. Approval of the March 12, 2025 Village Board Meeting Regular Meeting Minutes as presented – Trustee McNeill moved, seconded by Trustee Pedersen, to approve the March 12, 2025 meeting minutes as presented.

Trustee Pierce commented on the discussion related to the alcohol sales at Sequoit Creek Park, and that it would not be permitted east of the playground area. Minutes will be amended to include that portion.

Trustee Pedersen moved, seconded by Trustee McNeill, to approve the amendment. Upon roll call, the vote was:

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

**NO: 0.**

**ABSENT: 0.**

**THE MOTION CARRIED.**

Trustee McNeill moved, seconded by Trustee Bluthardt, to approve the minutes as amended. Upon roll call, the vote was:

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

**NO: 0.**

## APPROVED MINUTES

**ABSENT: 0.**

**THE MOTION CARRIED.**

**5. Consideration and approval to ratify payment of the March 26, 2025 accounts payable as prepared by staff in the amount of \$557,031.10** – Trustee Pedersen moved, seconded by Trustee Burman, to ratify payment of the March 26, 2025 accounts payable in the amount of \$557,031.10. Upon roll call, the vote was:

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

**NO: 0.**

**ABSENT: 0.**

**THE MOTION CARRIED.**

**6. Consideration and approval of payment of accounts payable as prepared by staff in the amount of \$707,600.33** – Trustee Bluthardt moved, seconded by Trustee McNeill, to approve payment of accounts payable in the amount of \$707,600.33. Upon roll call, the vote was:

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

**NO: 0.**

**ABSENT: 0.**

**THE MOTION CARRIED.**

**7. Consideration and approval of an Ordinance formally adopting the Zoning Map effective March 1, 2025 for the Village of Antioch** - Trustee McNeill moved, seconded by Trustee Pierce, to approve **Ordinance No. 25-04-10**, formally adopting the Zoning Map effective March 1, 2025 for the Village of Antioch, waiving the second reading. Upon roll call, the vote was:

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

**NO: 0.**

**ABSENT: 0.**

**THE MOTION CARRIED.**

*Trustee Pedersen recused herself and left the dias for the next three items at 7:15pm*

**8. Consideration and approval of a Resolution Granting a Final Plat of Subdivision for real property located at the Antioch Corporate Park - 2101 E Route 173 in the Village of Antioch, Illinois (CarMax Auto Superstores, Inc)** - Trustee Bluthardt moved, seconded by Trustee McNeill, to approve **Resolution No. 25-27**, Granting a Final Plat of Subdivision for real property located at the Antioch Corporate Park - 2101 E Route 173 in the Village of Antioch, Illinois (*CarMax Auto Superstores, Inc*).

Attorney Vasselli discussed the community benefit agreement with Carmax which is proposed as a payment of \$25,000 annually to the Village until the expiration of the 20<sup>th</sup> anniversary of their operations at the site, or Carmax building out the front building parcel, which will add to the tax base of the property.

Trustee Bluthardt said the Planning and Zoning Board notes reference changes to the landscape and lighting plan, and asked if those changes were agreed to and made, or asked for the status of those changes. Director Coppari said the conditions are part of the site plan review, and will be captured during the permitting process. Attorney Vasselli said there are increases to the scope of the landscape plan, which include the addition of evergreens and shade trees at the Southern area, to which Carmax agreed. The photometric plan provides that the illumination be reduced by 25%. Those conditions are placed on the applicant during the site review process.

Trustee McNeill confirmed that the lighting was reduced and landscaping increased, and added that the purpose of the Community Benefit agreement was intended to bring in more revenue, which was a concern brought forward by a resident.

## APPROVED MINUTES

Trustee Pierce asked if there would be an impact on the Dutch Gap project, and if we are ensuring the Stormwater Management rules and regulations are followed during buildout. Attorney Vasselli said they will be required to comply with all state, local and federal laws. All building will be done in compliance with all applicable law.

Trustee Macek said \$25,000 for 20 years is not enough to cover the additional police protection that will be needed due to this facility.

Trustee Burman agrees that the fee is not enough to cover the added expenses.

Trustee McNeill said she understands the concerns, but said this could also be a light industrial project based on the existing zoning.

Mayor Gartner said there is latitude to work with the applicant and residents through the permitting process.

Mr. Bruce Goldsmith, attorney for Carmax, said this is a PUD, and has been an approved use for the last 20 years. He added that their proposal meets all requirements for a final plan and final plat, and there is security in place to protect the inventory.

Upon roll call, the vote was:

**YES: 3:** Bluthardt, McNeill and Pierce.

**NO: 2:** Burman and Macek.

**ABSENT: 1:** Pedersen (recused).

**THE MOTION CARRIED.**

**9. Consideration and approval of a Resolution Approving a Site Plan for Real Property located at the Antioch Corporate Park - 2101 E Route 173 in the Village of Antioch, Illinois (CarMax Auto Superstores, Inc.)** - Trustee Bluthardt moved, seconded by Trustee McNeill, to approve **Resolution No. 25-28**, approving a Site Plan for Real Property located at the Antioch Corporate Park - 2101 E Route 173 in the Village of Antioch, Illinois (CarMax Auto Superstores, Inc.). Upon roll call, the vote was:

**YES: 3:** Bluthardt, McNeill and Pierce.

**NO: 2:** Burman and Macek.

**ABSENT: 1:** Pedersen (recused).

**THE MOTION CARRIED.**

**10. Consideration and approval of a Resolution authorizing and approving a Community Benefit Agreement between CarMax, Inc. and the Village of Antioch, Illinois** - Trustee Bluthardt moved, seconded by Trustee McNeill to approve **Resolution No. 25-29**, authorizing and approving a Community Benefit Agreement between CarMax, Inc. and the Village of Antioch, Illinois as amended. Upon roll call, the vote was:

**YES: 3:** Bluthardt, McNeill and Pierce.

**NO: 2:** Burman and Macek.

**ABSENT: 1:** Pedersen (recused).

**THE MOTION CARRIED.**

*Trustee Pedersen returned to the Board room at 7:35pm.*

### **VIII. Administrator's Report**

Administrator Guttchow provided an update on the Village Hall construction project. Nearly all of the demolition work has been completed. Surface mold was uncovered, which is isolated to one wing of the building. The construction management firm has planned for these things, and coordinated environmental testing on the mold, and will recommend a remediation plan, along with a certificate that it is a safe working environment. He reported on LakeComm, and is working to make sure the warning sirens work effectively, and are tied into the National Weather Service to make sure it is effective and reliable. He discussed the

## APPROVED MINUTES

Williams park pavilion project, and said it is expected to be delivered in the coming weeks. The expected costs came in higher at just over \$63,000. Staff held a preconstruction meeting, and fencing has been erected. Administrator Guttschow said staff continues to work with the café vendor, and they are working on a revised plan for the interior of the building. He added that the Mayor expects to bring the budget forward in May. Lastly he mentioned that Dawn Muscavitch is retiring, and thanked her for her many years of service to the Village.

### **IX. Village Clerk's Report**

Clerk Romine reported that the Spring Clean Up Day with Groot is scheduled for May 22.

### **X. Trustee Reports**

Trustee Pierce apologized for his absence in person at the meeting.

### **XI. ADJOURNMENT**

There being no further discussion, the Village Board of Trustees regular meeting adjourned at 7:47 pm.

Respectfully submitted,

---

Lori K. Romine, RMC/CMC  
Village Clerk