

# APPROVED MINUTES

**VILLAGE OF ANTIOCH**  
**BOARD OF TRUSTEES – REGULAR MEETING**  
Village of Antioch, Lake County, Illinois  
Municipal Building: 874 Main Street, Antioch, IL 60002  
February 8, 2023

## **I. CALL TO ORDER**

Mayor Gartner called the February 8, 2023 regular meeting of the Board of Trustees to order at 6:30pm 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: Pierce\*, Macek, Pedersen, Bluthardt, Burman and Dominiak. Also present were Mayor Gartner, Attorney Vasselli, Administrator Keim 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**

**1. Acknowledgements** – Mayor Gartner acknowledged the Chinese New Year, Groundhog Day, National Boy Scout Day, Abraham Lincoln’s Birthday, Valentines Day, Presidents Day, American Heart Month and Black History Month.

**2. Appointment of Mary McWilliams to the Historic Preservation Commission replacing Kacey Stevens with a term ending April 30, 2024** – Trustee Bluthardt moved, seconded by Trustee Dominiak, to confirm the appointment of Mary McWilliams to the Historic Preservation Commission with a term ending April 30, 2024. Upon roll call, the vote was:

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

**NO: 0.**

**ABSENT: 0.**

**THE MOTION CARRIED.**

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

Ms. Sue Stevens, Antioch resident, responded to statements made by Trustee Burman at the previous meeting. She disagreed with comments, and asked the Village Board not to make a public statement as requested by Trustee Burman.

## **VI. Consent Agenda**

All items from the consent agenda were placed under Regular Business.

## **VII. Regular Business**

**1. Approval of the January 25, 2023 Regular Meeting Minutes as presented** - Trustee Dominiak moved, seconded by Trustee Bluthardt to approve the January 25, 2023 regular meeting minutes as presented. Upon roll call, the vote was:

**YES: 3:** Macek, Bluthardt and Burman.

**NO: 2:** Pierce and Dominiak.

**ABSENT: 0.**

**ABSTAIN: 1:** Pedersen.

**THE MOTION CARRIED.**

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**2. Approval of a Resolution authorizing a special event liquor license for the Teamster Horsemen Chapter 25 North for their St. Patrick's Laugh Off Event on March 17, 2023, waiving all fees** – Trustee Bluthardt moved, seconded by Trustee Pedersen, to approve Resolution No. 23-04, authorizing a special event liquor license for the Teamster Horsemen Chapter 25 North for their St. Patrick's Laugh Off Event on March 17, 2023, waiving all fees. Trustee Pierce commented that he attended a function less than a month ago, and it was very impressive, and encourages other members of the board to attend.

Upon roll call, the vote was:

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

**NO: 0.**

**ABSENT: 0.**

**THE MOTION CARRIED.**

**3. Consideration and approval of payment of accounts payable as prepared by staff in the amount of \$233,062.84** – Trustee Pedersen moved, seconded by Trustee Dominiak, to approve payment of accounts payable in the amount of \$233,062.84. Upon roll call, the vote was:

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

**NO: 0.**

**ABSENT: 0.**

**THE MOTION CARRIED.**

**4. Consideration and approval of a Resolution authorizing the Village Administrator to accept JJ Henderson and Sons, Inc. proposal to furnish labor, material and equipment to perform clarifier slab replacement to the Wastewater Treatment Plant East Clarifier** – Trustee Macek moved, seconded by Trustee Burman, to approve **Resolution No. 23-05**, authorizing the Village Administrator to accept JJ Henderson and Sons, Inc. proposal to furnish labor, material and equipment to perform clarifier slab replacement to the Wastewater Treatment Plant East Clarifier.

Trustee Dominiak asked for a summary of the selection of this company. Administrator Keim provided a summary of the experience and unique qualifications of JJ Henderson, and commented that they are highly reputable. He discussed the previous waiver of formal bidding requirements approved by the Village Board, and the emergent and unique situation of the need for repairs. He further discussed the need for the temporary solution for a storage tank when the east clarifier is under repair.

Upon roll call, the vote was:

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

**NO: 0.**

**ABSENT: 0.**

**THE MOTION CARRIED.**

**5. Consideration and approval of a Resolution authorizing the Village Administrator to purchase a pavilion from Chicago Light Works in the amount of \$380,336.20** – Trustee Dominiak moved, seconded by Trustee Pedersen, to approve **Resolution No. 23-01**, authorizing the Village Administrator to purchase a pavilion from Chicago Light Works in the amount of \$380,336.20.

Trustee Pierce commented on the price, but thinks the Village Board needs to consider the big picture when building a focal point for the Village.

Trustee Macek asked if there would be any future maintenance for the park in the budget. Administrator Keim said there will be additional maintenance costs, and future budgets will account for additional landscaping, gardeners, maintenance requirements of the water feature, and those additional costs will be budgeted.

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Trustee Pedersen agrees that the Village is building this for the future, and wants it to be a focal point and meeting/photography space.

Trustee Bluthardt discussed the cost and overall look of the pavilion. He further discussed the time constraints and potential future cuts down the road to accommodate other features.

Trustee Dominiak asked that future discussions include some kind of elevation in the middle of the feature.

Upon roll call, the vote was:

**YES: 4:** Pierce, Macek, Pedersen and Dominiak.

**NO: 2:** Bluthardt and Burman.

**ABSENT: 0.**

**THE MOTION CARRIED.**

**6. Consideration and approval of an Ordinance adding a Class “J” BYOB license to Agne Valickas d/b/a Mia Valentina House of Creation to be located at 906 Main Street** – Trustee Macek moved, seconded by Trustee Pedersen, to approve **Ordinance No. 23-02-02**, adding a Class “J” BYOB license to Agne Valickas d/b/a Mia Valentina House of Creation to be located at 906 Main Street, waiving the second reading. Upon roll call, the vote was:

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

**NO: 0.**

**ABSENT: 0.**

**THE MOTION CARRIED.**

**7. Consideration and approval of an Ordinance granting a special use for a cannabis facility for the property located at 510 Main Street** – Trustee Bluthardt moved, seconded by Trustee Pedersen, to approve **Ordinance No. 23-02-03**, granting a special use for a cannabis facility for the property located at 510 Main Street; waiving the second reading.

Director Garrigan presented the special use for a proposed cannabis facility at 510 Main Street and the unanimous recommendation from the Planning and Zoning Board with a vote of 6-0. He discussed the impact to neighboring properties, and the proposed parking.

Trustee Pierce asked if a traffic safety report has been done. Director Garrigan responded that there was no traffic study because the applicant is not requesting any modifications to the existing access point. He commented that they do not anticipate a significant increase traffic, particularly with the potential openings of dispensaries in nearby communities along the Wisconsin border.

Trustee Macek doesn't see a problem with this, considering the others opening nearby. He commented on signage restrictions and the zoning ordinance to allow this.

Trustees Pedersen and Bluthardt support the dispensary.

Trustee Burman commented that the previous approach from the applicant was insulting, and discussed prior economic development reports stating the applicant was seeking a lounge. She thinks they are trying to get their foot in the door, and plan to ask for a lounge later. She doesn't feel like a lounge is a good fit for the Antioch community.

Trustee Dominiak asked who owns the building. Applicant Zackary Siles said 280 E has the building under contract, with the purchase contingent on the special use approval. Trustee Dominiak asked if there are any other options, or if anyone else has approached the village for a dispensary. Director Garrigan responded that there have been very preliminary discussions, and no applications or site plans with detailed proposals have been submitted. Trustee Dominiak expressed concern with turning Antioch into a place with multiple

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dispensaries, and further discussed the proximity to the nearby playground. She proposed an amendment to the ordinance to specifically state the Village Board does not want a lounge.

Trustee Pierce asked for the estimated annual revenues for a cannabis facility. Director Garrigan stated that the Mundelien facility has generated revenues in excess of \$1 million. Trustee Pierce asked if the excess space could be used as an expansion if they wanted to put in a lounge without approval. Director Garrigan said if there was an expansion of the use of the building, the applicant would be required to go through another review of the required parking. He added that there has not been any specific discussion with the applicant on expansions of the building. Trustee Pierce recommended that a bar and cannabis facility cannot be used together.

Trustee Macek said he specifically remembers previous Village Board discussions regarding lounges. He commented on the legality of cannabis in the State of Illinois and proposed location for this facility.

Trustee Burman restated the previous disrespect of the applicant, and said the board needs to be cautious when dealing with the cannabis industry.

Trustee Dominiak commented on the revenue to the Village, and discussed the omission of the lounge language in the original ordinance.

Trustee Pedersen said the Village Board was very clear at the previous meeting that they were not interested in gambling, alcohol or a lounge. She said this will generate revenue, and if we don't do it someone else will.

Trustee Bluthardt asked Director Garrigan for a review of the vote at the Planning and Zoning Board. Director Garrigan responded that it was unanimous with 6 votes. Trustee Bluthardt asked if the current ordinance allows for 1 dispensary, to which Director Garrigan responded yes. Trustee Bluthardt confirmed that there are not any other pending applications, and that this proposal does not include a lounge. Director Garrigan confirmed those statements.

Attorney Vasselli stated the application does not allow for a lounge, so there is no need to amend the motion to prohibit a lounge.

The applicant said he has no intention of asking for a consumption lounge. He stated that Richmond and Winthrop Harbor will have consumption lounges. He said he has experience, and understands compliance, and has had no issues with his other sites. He said he knows what he's doing and has the money to pull it off.

Upon roll call, the vote was:

**YES: 4:** Macek, Pedersen, Bluthardt and Mayor Gartner.

**NO: 3:** Pierce, Burman and Dominiak.

**ABSENT: 0.**

**THE MOTION CARRIED.**

### **8. Consideration and approval of a Resolution authorizing the 2023 Chamber of Commerce Events**

Trustee Bluthardt moved, seconded by Trustee Pierce, to approve **Resolution No. 23-06**, authorizing the 2023 Chamber of Commerce Events.

Ms. Barbara Porch, Director the Chamber of Commerce, presented her request for the 2023 event approval, and apologized for not presenting her request earlier. She commented that the events are almost identical to last year, with the exception of name changes.

Mayor Gartner asked about the possible conflict with the Fall Walk and the concert series.

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Trustee Dominiak discussed the Grinch and Santa brunch, stating that she struggles with the Chamber doing a Christmas event before Thanksgiving. Ms. Porch said she sat down with the Parks Department and went over events, and discussed not doing the event the Saturday after thanksgiving. She took it to her board with alternative dates, and they voted for the Saturday prior. The following Saturday is busy with school events and pancake breakfasts.

Trustee Pierce moved, seconded by Trustee Dominiak, to amend the motion to exclude the Santa vs. Grinch event on November 1. Upon roll call to amend the motion, the vote was:

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

**NO: 0.**

**ABSENT: 0.**

**THE MOTION CARRIED.**

Upon roll call on the motion to approve the resolution, as amended, the vote was:

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

**NO: 0.**

**ABSENT: 0.**

**THE MOTION CARRIED.**

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

No report.

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

No report.

### **X. Trustee Reports**

No report.

### **XI. ADJOURNMENT**

There being no further discussion, the Village Board of Trustees regular meeting adjourned at 7:36 pm.

Respectfully submitted,

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Lori K. Romine, RMC/CMC  
Village Clerk