

# APPROVED MINUTES

**VILLAGE OF ANTIOCH**  
**BOARD OF TRUSTEES – REGULAR MEETING**  
Village of Antioch, Lake County, Illinois  
Municipal Building: 874 Main Street, Antioch, IL 60002  
July 12, 2023

## **I. CALL TO ORDER**

Mayor Gartner called the July 12, 2023 regular meeting of the Board of Trustees to order at 6:35pm 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 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. Veteran's Committee Update** – Mayor Gartner updated the board on the status of the Veteran's Committee, stating that renderings are being finalized.

Mayor Gartner announced that Boller Construction and the subcontractors will begin mobilization on July 17 for the open space development at the corner of Main and Depot. Invitations will be sent shortly for a groundbreaking on July 28.

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

Mr. Tim Hill, Teamster Horsemen Group, offered thanks for the consideration of their liquor license. He announced the annual Heroes ride, benefitting the VFW post in Antioch.

Ms. Pam Molczan, Oakwood Knolls resident, appreciates the cooperation from the neighboring property owner proposing to construct a cannabis dispensary, and asks for considerations on lighting and fencing to protect their property.

Ms. Darcy Dussault, Oakwood Knolls resident, stated she has managed a licensed day care for numerous years. She appreciates Troy Sunday's business professionalism, and his considerations for their continued privacy related to a cannabis dispensary. She asked that they continue to have protection as residents on Lakewood Drive. She also asked that fencing and lighting be considered.

## **VI. Consent Agenda**

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

1. Approval of the June 28, 2023 Regular Meeting Minutes as presented.

Upon roll call, the vote was:

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

**NO:**

**ABSENT:**

**THE MOTION CARRIED.**

# APPROVED MINUTES

## **VII. Regular Business**

**2. Consideration and approval of payment of accounts payable as prepared by staff in the amount of \$378,285.38** – Trustee Pedersen moved, seconded by Trustee McNeill, to approve payment of accounts payable in the amount of \$378,285.38. Upon roll call, the vote was:

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

**NO: 0.**

**ABSENT: 0.**

**THE MOTION CARRIED.**

**3. Consideration and approval of an Ordinance adding one more Class “F” liquor License for Teamster Horsemen Chapter 25 North located at 894 Anita Avenue** – Trustee Macek moved, seconded by Trustee Bluthardt, to approve **Ordinance No. 23-07-14**, adding one more Class “F” Liquor License for Teamster Horsemen Chapter 25 North located at 894 Anita Avenue, 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.**

**4. Consideration and approval of an Ordinance Amending Section 10-19-13 of the Antioch Village Code regarding the number of recreational cannabis dispensing organization licenses allowed in the Village of Antioch, Illinois** - Trustee Bluthardt moved, seconded by Trustee Pedersen, to approve **Ordinance No. 23-07-15**, Amending Section 10-19-13 of the Antioch Village Code regarding the number of recreational cannabis dispensing organization licenses allowed in the Village of Antioch, Illinois, waiving the second reading.

Trustee Pierce commented that he was against having dispensaries at all, and doesn't believe this is good for the Village.

Trustee Macek discussed free enterprise, and said competition is good. He discussed morality, and the law, and regulations the Village Board is empowered to legislate.

Trustee Burman discussed the Planning and Zoning Board meeting in April, and that discussion regarding cannabis lounges. She doesn't remember that coming to the Village Board for approval. Attorney Vasselli said he doesn't believe either applicant is interested in having a lounge at their dispensary. The addition of a lounge would change their special use, and would need additional approval. Director Garrigan said both applicants have been clear on the record that they are not interested in having a lounge.

Mr. Jeff Scales, 280 E LLC, said they currently have a special use license to open a dispensary at the Packing House, however that location was not feasible. When approached by the Village, they were told one dispensary was permitted in the Village of Antioch, which is why they pursued the license. He discussed overpopulation of dispensaries in other states, and the limit Illinois has set.

Trustee Pierce discussed regulations of other businesses, and thinks it appears as though anyone willing to spend money will gain approval from the Village. He doesn't approve of the marijuana dispensary and will vote no.

Attorney Vasselli stated there is nothing that prohibits the Village from having 2 licenses.

Trustee Macek commented that the first dispensary will have more clientele. He expressed the importance of offering marijuana to residents who need it for medical purposes.

## APPROVED MINUTES

Upon roll call, the vote was:

**YES: 4:** Bluthardt, McNeill, Macek and Pedersen.

**NO: 2:** Burman and Pierce.

**ABSENT: 0.**

**THE MOTION CARRIED.**

**5. Consideration and approval of an Ordinance granting a variance to allow a recreational cannabis dispensing organization at 453 (permanent) and 471 (temporary) Main Street, Antioch, Illinois; not to exist simultaneously** – Trustee Bluthardt moved, seconded by Trustee Pedersen, to approve **Ordinance No. 23-07-16**, granting a variance to allow a recreational cannabis dispensing organization at 453 (permanent) and 471 (temporary) Main Street, Antioch, Illinois; not to exist simultaneously, waiving the second reading.

Trustee Burman said she has spoken with some residents who are not happy with the idea of having a dispensary that close to children.

Trustee Pierce appreciates the comments of the residents, and said there was a lot of intent during the approval of the ordinance in not allowing a dispensary this close to a child care facility. He objects based on the distance to a child care facility. He discussed the extra parking spaces that would accommodate a future lounge, and thinks it will be requested in the future.

Trustee Macek commented on dispensaries in Denver and the commercial corridor on Route 83.

Trustee McNeill said she watched the last Planning and Zoning Board meeting, and cannot find any compelling data that there are safety issues with a dispensary. She also learned that other communities have smaller distance requirements. She does not believe the proposed distance will produce a safety issue.

Trustee Burman asked about the signage. Attorney Vasselli said signage for dispensaries is regulated primarily by the State of Illinois. Director Garrigan discussed the process for approving signage in the Village

Upon roll call, the vote was:

**YES: 4:** Bluthardt, McNeill, Macek and Pedersen.

**NO: 2:** Burman and Pierce.

**ABSENT: 0.**

**THE MOTION CARRIED.**

**6. Consideration and approval of an Ordinance granting a variance to allow a recreational cannabis dispensing organization at 417E Route 173 Suites 106 & 107, Antioch, Illinois** – Trustee Pedersen moved, seconded by Trustee Bluthardt, to approve **Ordinance No. 23-07-17**, granting a variance to allow a recreational cannabis dispensing organization at 417 E Route 173 Suites 106 & 107, Antioch, Illinois; not to exist simultaneously, waiving the second reading. Upon roll call, the vote was:

**YES: 4:** Bluthardt, McNeill, Macek and Pedersen.

**NO: 2:** Burman and Pierce.

**ABSENT: 0.**

**THE MOTION CARRIED.**

**7. Consideration and approval of an Ordinance granting land use relief for the property located at 453 Main Street, Antioch, Illinois (Special Use Permit – Cannabis Dispensary)** – Trustee Bluthardt moved, seconded by Trustee Pedersen, to approve **Ordinance No. 23-07-18**, granting land use relief for the property located at 453 Main Street, Antioch, Illinois (Special Use Permit – Cannabis Dispensary), waiving the second reading.

Trustee Pierce asked the attorney for an explanation of land use relief. Attorney Vasselli said it's an industry term regarding any type of relief requested by a petitioner to a body. Attorney Vasselli discussed

## APPROVED MINUTES

special use permits and their process and approvals, stating that a special use is a use that merits a condition. He discussed each special use permit separately. Attorney Vasselli added that the user must adhere to the conditions in order to operate under their special use, and clarified the conditions of this special use. He said if the State of Illinois doesn't give them a license there is no special use. They must also have site plan approval within 3 months, and a certificate of occupancy within 6 months.

Upon roll call, the vote was:

**YES: 4:** Bluthardt, McNeill, Macek and Pedersen.

**NO: 2:** Burman and Pierce.

**ABSENT: 0.**

**THE MOTION CARRIED.**

**8. Consideration and approval of an Ordinance granting land use relief for the property located at 471 Main Street, Antioch, Illinois (Special Use Permit – Cannabis Dispensary) –** Trustee Macek moved, seconded by Trustee Bluthardt, to approve **Ordinance No. 23-07-19**, granting land use relief for the property located at 471 Main Street, Antioch, Illinois (Special Use Permit – Cannabis Dispensary), waiving the second reading. Upon roll call, the vote was:

**YES: 4:** Bluthardt, McNeill, Macek and Pedersen.

**NO: 2:** Burman and Pierce.

**ABSENT: 0.**

**THE MOTION CARRIED.**

**9. Consideration and approval of an Ordinance granting land use relief for the property located at 417 E Route 173 Suites 106 & 107, Antioch, Illinois (Special Use Permit – Cannabis Dispensary) –** Trustee Macek moved, seconded by Trustee McNeill, to approve **Ordinance No. 23-07-20**, granting land use relief for the property located at 453 Main Street, Antioch, Illinois (Special Use Permit – Cannabis Dispensary), waiving the second reading. Upon roll call, the vote was:

**YES: 4:** Bluthardt, McNeill, Macek and Pedersen.

**NO: 2:** Burman and Pierce.

**ABSENT: 0.**

**THE MOTION CARRIED.**

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

Administrator Keim discussed recent meetings he attended and the start of construction for the open space development. He reported on the clarifier repair, and meetings scheduled to tour other public works facilities and gain insights into what's working. He hopes to have renderings at a future meeting. He discussed a meeting with the Rotary regarding trash and recycling programs at parks to upgrade the receptacles. He met with the Lions Club at Williams Park to discuss improvements to the look of the primary shelter at that location. They are not looking for financial assistance, but we asked them not to interfere with rentals or events at the park. They are aware of the need for permits, and will place an item on a future agenda to waive permit fees. He discussed the selection process for stone at the new open space development project. Administrator Keim stated they were approached by the developer at Clublands to approve Phase 4 of the subdivision. There was a provision in the agreements that if the subdivision didn't get recorded it would be null and void. The developer is attempting to begin the process for re-approval of that phase of the development. Administrator Keim discussed the groundbreaking for the new 911 facility, and the railroad crossing improvements at North Avenue. He discussed personnel matters such as the start of the business development manager, and the conclusion of interviews for the assistant administrator position.

Trustee Pierce discussed the railroad tracks at Ida and Route 83 and asked what those requirements are. Administrator Keim responded that crossing deficiencies were identified by FRA and FFC and we are taking the necessary steps to accomplish the quiet zone. Trustee Pierce said our County Board member had rough crossing signs installed on North avenue, and Lake County has approached the railroad regarding that crossing.

# APPROVED MINUTES

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

No report.

## **X. Department Reports: Community Development, Police**

Director Garrigan advised the board on a positive meeting regarding a development for the Marketplace property, stating access has been submitted to IDOT for review. He discussed the potential new landmark designation, and anticipates a public hearing for the first landmark in September, which will be referred to the Village Board in early October. He said they are also in the process of completing the survey with the Historic Preservation Commission. Staff has been working with the developer to offer additional models in Phase 4 of Clublands. Director Garrigan reported that a new assisted living concept is expected to come forward in the coming months. He said staff is working on the property maintenance code updates, and look forward to drafting legislation regarding commercial property maintenance. Finally, he reported that staff received a façade grant request for 919 Main street, and is working with the applicant.

Chief Guttschow reported on incidents over the last month, and the types of calls. He said additional training has been offered, and a seminar was attended on empowering others through leadership. He attended a round table with Congressman Schneider and other Police Chiefs regarding challenges facing departments on state and national levels. He is hopeful to have trainees released in September to alleviate current overtime. Chief Guttschow said he has been approached by School District 34 to discuss the concept of school resource officer at the Upper Grade School. This would require approval to add one officer to the head count. He shared examples of fantastic work officers are doing in the community such as taking initiative, and Officer Nemecek identifying a sex offender in the park who was arrested for violating conditions of the requirements. Finally, he received a note from a citizen in clublands impressed with Officer Schultz's high level of compassion.

## **XI. Trustee Reports**

Mayor Gartner thanked Police, Public Works and administration and volunteers for their work on the Independence Day Celebration.

Trustee Pierce discussed the accessibility request from a citizen, and said the first step we could take is converting parking spaces next to Village Hall into one handicapped parking space. He recommended hiring an ADA consultant to make an assessment and increase the accessibility and dignity for handicapped. He wants the Board to consider painting speed limits on roads, and asked staff to consider where we can post signs for sharing the road with bicyclists.

Trustee Macek thanked a number of people in regards to an incident with his daughter, and recognized his 7 year old grandson. He said they arrived quickly, and thanked everyone for their rapid response, compassion and help.

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

## **XIII. Discussion and possible final action of items discussed in executive session**

None.

## **XIV. ADJOURNMENT**

There being no further discussion, the Village Board of Trustees regular meeting adjourned at 7:51 pm.

Respectfully submitted,

\_\_\_\_\_  
Lori K. Romine, RMC/CMC  
Village Clerk