

APPROVED MINUTES

**VILLAGE OF ANTIOCH
BOARD OF TRUSTEES
COMMITTEE OF THE WHOLE
Municipal Building: 874 Main Street, Antioch, IL
January 9, 2007**

CALL TO ORDER

Deputy Clerk Folbrick called the January 9, 2007 committee of the whole meeting of the Board of Trustees to order at 7:00 PM in the Municipal Building: 874 Main Street, Antioch, IL.

ROLL CALL

Following the Pledge of Allegiance, roll call indicated the following Trustees were present: Hanson, Pierce, Porch and Turner. Also present were Administrator Haley and Deputy Clerk Folbrick. Absent: Mayor Larson, Trustee McCarty and Trustee Caulfield.

LEGISLATIVE AND HUMAN RESOURCES: CHAIRMAN: PIERCE; PORCH, TURNER

No report.

PLANNING, ZONING AND BUILDING, SENIOR SERVICES: CHAIRMAN: TURNER; PORCH, McCARTY

Comprehensive Plan Amendments along Route 173, east of Route 45. Abbott Labs and Pederson Farm – Director Nilsen explained that there are two matters surrounding the amendment to the comprehensive plan. The first property is the Pedersen Farm which is approximately 300 acres currently zoned RE-3. The planning and zoning department has been approached by an industrial developer (IDI) with an interest in developing an industrial park on 200 acres of that property. Planning and Zoning has not yet made a recommendation to the Village Board, however, to keep this proposal consistent with the comprehensive plan, amendments will be necessary.

Trustee McCarty arrived at 7:03 p.m.

Chairman Turner asked if there were any legal issues that would come before the Village Board for this amendment. Administrator Haley said that there was no legal issue, however this Board has a responsibility to designate land use. He explained that at this time, the committee needs to direct staff whether or not to proceed with an amendment to the land use plan, which would then go before the Planning and Zoning Board at a public hearing.

Trustee Caulfield arrived at 7:04 p.m.

Trustee Hanson asked if the Village of Antioch looked at Old Mill Creek's zoning to influence the corridor study when it was done four years ago.

Director Nilsen explained that they have been working with Old Mill Creek on a long term vision for the property on the south side of Route 45, commonly known as the Abbott Labs property. Although this property is unincorporated, it is still included in the comprehensive plan. Old Mill Creek is working with the Village of Antioch to create a plan that will benefit both communities. They have taken what Old Mill Creek has adopted in their plan, identifying some constraints on the site, and are deciding how this plan could work for both communities involved. The initial plan depicts a commercial element along Route 173, and a rural estate development for the remainder of the property. Director Nilsen explained to the committee that this is NOT a development plan, but a starting point for two communities to agree upon land use.

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Administrator Haley stated that the owner is attempting to sell the property at this time. He explained that developers are speaking with both the Village of Antioch and Old Mill Creek to see who is interested in annexing the property. Administrator Haley said that the Mayor of Old Mill Creek has brought this same plan to his Board. He is asking the committee to send the amendment of both properties to a public hearing before the Planning & Zoning Board.

Chairman Turner stated that this plan stays consistent with the rest of Route 173. Trustee Porch asked if there was any interest in developing light industrial on the south side of Route 173. Director Nilsen said that the area could have light industrial, however the nearby wetlands and development of a large industrial park pose concerns for a light industrial development.

Trustee Pierce asked why we were addressing the south side of Route 173 at this time when there may be regional issues that may have an impact on this property. Administrator Haley explained that the Board has to decide whether or not to be proactive about the land use. Trustee Pierce said that he is not interested in seeing any homes at that location, but would like to hold a public hearing to see what type of development would benefit that 600 acres. He expressed concern about locking in a certain type of development. Chairman Turner commented that they could always amend the plans, but would like to have an idea in place for the property.

Trustee McCarty stated that since this property borders both the Village of Antioch and Old Mill Creek, both communities need to have a similar vision for the property. He said that it would be a good idea to have an open meeting and get a general consensus of what should be done with the property.

Administrator Haley said that Lake County is actively pursuing this property as a major retail center. He expressed concern for the Antioch retail community if this were to happen. Because this property is within a 1½ mile distance from the Village of Antioch and Old Mill Creek, Administrator Haley said it would be beneficial to the Village of Antioch to include land use plans that may not include 100% major retail at that intersection.

Chairman Turner reminded the committee of a time years ago when retail centers opened in surrounding areas and were harmful to the Village of Antioch's economy. She expressed concern with Lake County building a large retail center at that property and stated that she would like to be proactive and protect the Village of Antioch.

Trustee Caulfield wanted to know why the committee was addressing this issue again when it was addressed a few years ago. Trustee McCarty replied that it was not addressed in any detail, and they are just trying to come to a consensus with a neighboring community about what to do with the land.

Director Nilsen explained that any amendment made to the comprehensive plan would have to be approved by the Board regardless of who is requesting the amendment. Administrator Haley stated that the Planning and Zoning Board is looking at a significant proposal for an industrial development located at that property that is not in conformance with the current comprehensive plan. He explained that this development is part of their motivation in asking for direction to amend the comprehensive plan for this particular area.

Trustee McCarty asked if IDI was proposing any retail or if it would all be industrial. Director Nilsen stated that it would all be industrial, with smaller buildings closer to the highway,

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and the larger buildings located at the rear of the property. Chairman Turner commented that this development would offer great job opportunities.

Chairman Turner and Trustee McCarty agreed that a public hearing to get input from the community is a good idea.

Trustee Caulfield asked for clarification on why we are addressing the issue of amending the comprehensive plan. He asked how any action would prevent a developer from going to Planning & Zoning. Administrator Haley said that the current proposal is not in conformance with the comprehensive plan. He is asking to amend the comprehensive plan in order to allow this development. Trustee Caulfield asked if we were only considering this amendment because of a developer's proposal. Administrator Haley explained that the current comprehensive plan shows this area as residential, and it is up to the Village Board to decide if residential, commercial, or industrial development would be the most beneficial to the Village of Antioch. Trustee Caulfield asked if they would consider holding a public hearing to amend the comprehensive plan from industrial to residential if a residential developer came to them. Administrator Haley said that they would consider an amendment if that is what they believed would be most beneficial to the Village. Director Nilsen said that any public hearing would include staff recommendation either for or against the amendment. Trustee McCarty said that the point of the public hearing is to get the opinions of the public to see what would be best for Antioch and make their decision based on that input. He said that he believes an industrial development is a good opportunity for future jobs and would like to include the public on that decision.

Trustee Pierce asked if this development could be approved by the Planning & Zoning Board and Village Board if the comprehensive plan is not amended. Director Nilsen said that it could be approved because the comprehensive plan is not a statutory mandate, but rather a guideline.

Administrator Haley asked for direction from this committee on whether or not to hold public hearings for the purpose of amending the comprehensive plan. Chairman Turner said that she would like to hear public comment and the best way to do that is through a public hearing. Director Nilsen said that the public hearing should consider both proposed amendments to the comprehensive plan. Trustee McCarty suggested that the considered area should go as far as Pedersen Road in order to incorporate the four corners. The committee agreed to direct staff to review the comprehensive plan from Pedersen Road to Crawford Road in order to hold a public hearing.

ENGINEERING, PUBLIC WORKS AND UTILITIES: CHAIRMAN: PIERCE; PORCH, McCARTY

No report.

FINANCE, ECONOMIC, REDEVELOPMENT AND BUSINESS DISTRICT FUND: CHAIRMAN: PORCH; TURNER, HANSON

Other Business – Administrator Haley reviewed the agreement with Lauterbach and Amen, LLP. He explained that the amounts for the April 30, 2007 audit needed to be negotiated. After discussions with the accounting firm, the amount for the annual financial report has been reduced from \$52,000 to \$27,000. He asked the committee to place this item on the next Village Board agenda for the purpose of approving the revised agreement. Trustee Caulfield asked if there were any other changes to the agreement other than the amended fee. Administrator Haley replied there were no other changes.

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Administrator Haley explained to the committee that he plans on approaching them in the near future for the purposes of requesting new financial system software. He told the committee that the software is not only expensive, but it is also not user friendly. He explained that most of the departments in the Village have been involved in the interviews with various software companies in order to replace the existing software.

PUBLIC SAFETY, PARKS AND LICENSE: CHAIRMAN: McCARTY; PIERCE, CAULFIELD

An Ordinance amending Title 9 Chapter 5 Section 1 of the Antioch Village Code pertaining to the definition of an inoperable motor vehicle – Administrator Haley reported that staff is currently reviewing the proposed amendments.

Resolution regarding dispatch equipment upgrade grant application - Police Chief James Foerster reviewed his request for a resolution to allow him to continue to apply for a grant. Chief Foerster explained that there is currently \$7.1 million in a Cy Pres account available to be distributed throughout the state of Illinois by the Cy Pres Committee through grant applications. He said that 60% of this money has been allocated for dispatch centers. Chief Foerster stated that he needs a resolution adopted by the Village Board authorizing him to apply for this grant.

Trustee Pierce said that he noticed the quoted cost for these upgrades is approximately \$187,000 and the grant could possibly contribute \$154,000. He asked if the three communities involved in the grant application would divide the difference of \$33,000. Chief Foerster replied that the maximum amount we could be awarded by this grant is \$154,000, however there is no guarantee that we would be awarded the full amount. He explained that the amount of \$187,000 was based on a quote that they received last year. The most recent quote has increased to approximately \$206,000 for the entire project. He explained that there is no requirement to complete the whole project.

Trustee Hanson said that he believes this is an important project because the current equipment is so outdated. Chief Foerster said that the current dispatch equipment was installed in 1992, and there is sometimes difficulty in obtaining parts for some of their current equipment. Chief Foerster requested that the resolution be placed on the next Village Board agenda for approval. The committee agreed to place this item on the next Village Board agenda.

DELINQUENT ESCROW ACCOUNTS: CHAIRMAN: HANSON; CAULFIELD, McCARTY

No report.

ADJOURNMENT

There being no further discussion, the Village Board of Trustees Committee of the Whole meeting adjourned at 8:06 p.m.

Respectfully submitted,

Lori K. Folbrick
Deputy Clerk