

APPROVED MINUTES

**VILLAGE OF ANTIOCH
BOARD OF TRUSTEES
COMMITTEE OF THE WHOLE
Municipal Building: 874 Main Street, Antioch, IL
February 15, 2007**

CALL TO ORDER

Deputy Clerk Folbrick called the February 15, 2007 committee of the whole meeting of the Board of Trustees to order at 7:03 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: Porch and Turner. Also present were Administrator Haley, Directors Keim and Nilsen, and Deputy Clerk Folbrick. Absent: Mayor Larson, Trustees McCarty, Caulfield, Pierce and Hanson.

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

3D Design Studio Phase 1 construction proposal for Tim Osmond Sports Park - Director Keim reviewed the proposal for phase one of the Tim Osmond Sports Park. The proposal covers the design, engineering, document preparation, and construction management of the park. The fees total roughly \$87,585. Of the total fees, the Village of Antioch would be responsible for half. Trustee Porch explained that this is a joint venture with Antioch Township, and the fees defined today are for the first of four development phases. Trustee Porch stated that a co-op meeting was held with the Village and the Township where they agreed to present this proposal to their respective Boards. The committee agreed to place this item on the agenda for the next Village Board meeting.

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

No report.

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 Motor Fuel Tax Resolutions for GOB 2002A. He explained that the taxes for this bond were abated in December because the monthly MFT revenue pays this bond. He stated that this resolution needs to be filed with the Department of Transportation. The committee agreed to place this item on the next Village Board agenda.

Administrator Haley reviewed the sales tax revenues for the 2004, 2005 and 2006 fiscal years. The fourth quarter of 2006 is estimated. He explained that this report is based on a quarterly report from the State of Illinois. Administrator Haley showed that the sales tax revenues have all gone up from the previous years. This informational report will be presented at the next Village Board meeting.

DELINQUENT ESCROW ACCOUNTS: CHAIRMAN: HANSON; CAULFIELD, McCARTY

No report.

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

PZB 06-14 – Request for rezoning for master planned industrial park – Mr. Tom George of IDI presented their proposal for an industrial park to be located on the West side of Mill Creek and North of Illinois Route 173. Mr. George reviewed the plans for the park including sidewalks, trail systems, a traffic study submitted to IDOT, signage, storm water management, performance standards, colors, lighting, landscaping, and the economic impact from this type of development. Mr. George explained that everything being discussed is outlined specifically in the development agreement.

Director Nilsen explained that this item has received a positive recommendation from the Planning & Zoning Board. He said that IDI meets and exceeds the rules that have been set forth by the Village of Antioch staff. Director Nilsen stated that this property must be annexed into SSA #9 for Lake County Sewer Treatment.

Chairman Turner asked when the property will be annexed. Director Nilsen said that the first meeting with Lake County regarding the annexation is scheduled for February 28, 2007.

Trustee Porch asked if they planned on having two entrances on Route 173. Mr. George replied that is correct. Trustee Porch asked if they will continue to manage the property after the development is completed. Mr. George stated that there is no shelf life for this type of development. He explained that all of the tenants must agree to manage the property if they no longer desire IDI's services. Trustee Porch asked Mr. George to explain the 65-foot landscape buffer. Mr. George explained that it is a 65-foot right-of-way that they would dedicate to IDOT, pending their approval. Trustee Porch asked if that would make the setback 130 feet. Director Nilsen stated that it measures 65 feet from the right-of-way to the South which would total 130 feet total of right-of-way from curb to curb for roadway purposes. They would begin to measure the setback from that point. Trustee Porch asked if this meets the Route 173 corridor study requirements. Director Nilsen said that the setbacks exceed the Route 173 corridor study. Trustee Porch asked if the commencement of this development would begin with spec buildings. Mr. George said that they would start with spec buildings unless they receive a request otherwise. Trustee Porch asked how long the build out is expected to be. Mr. George estimates the 200-acre development to be completed in approximately ten years. Trustee Porch asked if this would be built in phases. Mr. George replied that it would.

Trustee Hanson arrived at 7:41 p.m.

Chairman Turner asked if there would be any night traffic. Mr. George said that traffic in the evening is unusual, and anyone entering the park must be aware of the performance standards.

Trustee Hanson asked what type of clients would occupy the buildings. Mr. George displayed a list of common tenants for this type of industrial park. He explained that any business intending to occupy this park must meet the zoning of the park.

Trustee Porch asked if there is a building height restriction. Director Nilsen stated that the building height restriction agreed upon is 45 feet.

The Planning & Zoning Board recommendation for this development will go before the Village Board of Trustees at their next meeting.

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ADJOURNMENT

There being no further discussion, the Village Board of Trustees Committee of the Whole meeting adjourned at 7:54 p.m.

Respectfully submitted,

Lori K. Folbrick
Deputy Clerk