

APPROVED MINUTES

**VILLAGE OF ANTIOCH
BOARD OF TRUSTEES
COMMITTEE OF THE WHOLE
Municipal Building: 874 Main Street, Antioch, IL
March 16, 2011**

I. CALL TO ORDER

Mayor Hanson called the March 16, 2011 Committee of the Whole meeting of the Board of Trustees to order at 7:04 pm in the Municipal Building: 874 Main Street, Antioch, IL.

II. PLEDGE OF ALLEGIANCE

The Board of Trustees led the Pledge of Allegiance.

III. ROLL call

Roll call indicated the following Trustees were present: Poulos, Sakas, Crosby, Wolczyk and Jozwiak. Also present were Mayor Hanson, Administrator Keim, Attorney Long and Deputy Clerk Folbrick. Absent: Trustee Pierce.

IV. APPROVAL OF MINUTES

Trustee Crosby moved, seconded by Trustee Sakas to approve the December 15, 2010, January 12, 2011, and February 16, 2011 Committee of the Whole meeting minutes as presented. Upon roll call, the vote was:

YES: 5: Poulos, Sakas, Crosby, Wolczyk and Jozwiak.

NO: 0.

ABSENT: 1: Pierce.

THE MOTION CARRIED.

V. REGULAR BUSINESS

Cambridge Homes – Director Nilsen reviewed the proposal from Cambridge homes to seek permits to construct 54 homes located in Clublands subdivision. He explained that they are subdivided and platted lots, and are non-tributary to the Miller Road storm basin. Staff has issued comments regarding recommendations to maintain the integrity and intent of the Planned Unit Development (PUD).

Trustee Crosby asked how many lots remain in Clublands subdivision and how much the Miller Road improvements are expected to cost. Director Nilsen replied that there are approximately 637 vacant lots, and Administrator Keim replied that Miller Road is currently a subject of litigation thus the funding for improvements is yet to be determined. Trustee Crosby expressed concern with any developers building homes and not paying their pro rata share for the improvements that were promised to the residents.

Trustee Pierce arrived at 7:09 pm.

Administrator Keim explained that Cambridge Homes specifically chose the lots in question because they are not tributary to Miller Road, so the drainage from the 54 lots go in different directions and do not travel to the Miller Road basin. He explained that staff's comments attempt to assign a pro rata share of what was promised to those 54 lots, which would not include Miller Road Improvements. Director Nilsen explained that a spreadsheet was included in the packet that summarizes the costs assigned to remaining lots for certain improvements. He further explained that the calculations will allow for the amenity expenses that Trustee Crosby discussed. They discussed the amounts included in the report, and the changes in value over the years.

Administrator Keim related that Mr. Ivers of Cambridge Homes is looking for staff to issue building permits for the 54 proposed lots. The proposal included a \$1,000 contribution towards amenities, however

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staff did not feel there was substantial conformance with the PUD, and decided to bring it back to the Board to decide if they would like to entertain the proposal.

Trustees expressed concern with the lack of conformance with the original PUD agreement, lack of payment for amenities, the various calculations possible, and the absence of amenities promised to residents in the agreement. Staff will continue to discuss the matter with Cambridge Homes, and asked for any comments or direction the board would like considered in those discussions. Trustees commented that a complete package including all amenities should be required from any parties interested in building on the remaining properties.

Club Energy Special Use – Director Nilsen discussed PZB 10-02 and the positive recommendation from the Planning and Zoning Board for the amusement devices. The liquor matter is still being considered by the Planning and Zoning Board. He explained that any request for more than ten amusement devices must apply for a special use permit, which the petitioner has done.

Trustee Crosby asked if the petitioner is prepared to move forward without a liquor license. Mr. Tschilis replied that it would be difficult to be successful. Trustee Sakas would like to hear both items at once instead of limiting the discussion to amusement devices. Director Nilsen explained that the petitioner included 2 items in one petition at the request of staff. Trustees agreed to wait and hear both items concurrently after the Planning and Zoning Board makes a recommendation on the special use for liquor.

Parking restriction considerations in the Mystic Cove Subdivision - Mr. Vince Accardo of Redwing View subdivision discussed the parking of RVs and the affect of the recent ordinance amendment related to prohibiting parking. He suggested that permits may be issued for the allowance of RV parking on certain nights. Trustee Pierce agreed that accommodations could be considered.

Mr. Ray Kiefer, Bayshore Drive resident, asked for a ban on overnight parking within their subdivision, Mystic Cove, in order to preserve safety. He presented a photo for the board to consider. He asked for the ability to permit overnight parking with a phone call to the police department.

Trustees discussed the option of one-side parking on the street, however Mr. Kiefer said that will not resolve the issue. They are requesting no overnight parking on either side of the street. Chief Somerville said that there is already an informal process in place to call in overnight parking. Those present directed staff to work with the Village Attorney to draft an ordinance. Trustees suggested the permitting of one-side parking during the daytime in order to accommodate emergency vehicles. Mr. Kiefer related that the homeowners association voted, and was unanimous in their decision to ban overnight parking.

Trustees further discussed incorporating a ban on street parking for the entire village. They requested that staff research what is enforced in neighboring communities. Staff will research other communities to see what they are doing and report back in May.

Trader Bob's Coffee – Administrator Keim related that Lori Ferguson had approached the Village at a previous Committee of the Whole meeting for coffee service at the Metra station for commuters. Mayor Hanson stated that the Board previously requested that Lori Ferguson contact other businesses.

Ms. Ferguson said that she had permission to move forward with a proposal. She related that the interested businesses had been reduced to 4 possible participants, and a meeting was scheduled which resulted in only Trader Bob at attendance.

Ms. Theresa Sertic, representing Trader Bob's, said that they have spoken with Lori Ferguson because Trader Bob was the only business willing to wake up at 4 am. She discussed the marketing involved, concessions provided at other Metra communities, and their proposal.

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Trustees discussed the need for concessions at the Metra Station, but added the need for bids and an open process. They further discussed rent or a percentage of sales going to the Village.

Mayor Hanson said that a process needs to be put into place, and that details need to be worked out. Staff will put out a request for proposals and come back with results.

Newsletter articles and information – Mayor Hanson said that he would like discussions from meetings put into the current newsletter. He believes that things go unnoticed, and it may be a good way to inform the residents of what is happening in the community other than special events. Trustee Pierce agreed that it would be a good idea as long as it remains neutral. Trustee Crosby suggested that department heads and/or Trustees could offer articles with facts only for the newsletter. Trustee Poulos hesitates to have individual board members include articles to avoid it becoming political, but thinks staff and the mayor could provide the articles. Trustee Wolczyk thinks quarterly or annual reports on the state of Antioch could be beneficial.

Lake Michigan Water MOU – Administrator Keim reviewed the most recent draft of the Lake Michigan Memorandum Of Understanding (MOU). He indicated that the Village has received allocations from the Illinois Department of Natural Resources, and discussed the next steps in the process. He highlighted the changes included in the MOU, and stated that it is an agreement to fund phase 2 of the project with \$50,000 from each community. Administrator Keim provided a breakdown of what expenses are included in the \$50,000, including legal fees, project management, engineering, financial advisement, and public education. He further discussed the schedule of payments included in the MOU. Attorney Long explained that there may be governance issues, or problems with communication. Administrator Keim explained that by-laws are being formed in order to address any potential governance issues.

Trustees discussed the selection of the project manager, schedule of steps to be taken, funding, referendum, and other options for joining the Joint Action Water Agency (JAWA) at a later date.

Lake County Representative Pedersen stated that 97% of Lake Michigan water has been allocated, and if it is unsuccessful, the opportunity will not return. She empathized with Board Members, but urged the importance of the allocation.

Trustee Jozwiak suggested that the project manager attend board meetings in order to educate board members on what they are trying to accomplish.

Trustee Sakas has reservations with the selection of firms and consultants that were chosen for the project.

Trustee Pierce stated his objections, including costs to the taxpayers, and the need for water main improvements to become a zero leakage community. Administrator Keim stated that the water must be accounted for, but doesn't mean that the pipes are not up to code or that there are major improvements necessary. Added expenses may include reservoir capacity augmentations, and storage or booster stations.

Administrator Keim explained that the Village Board has been asked to consider this item in March, and simply wanted to make the board aware of staff proceeding with the groups.

Those present discussed other water source options, the feasibility of those options, and asked when the option goes away. Administrator Keim replied that the allocation is good for 5 years.

Administrator Keim recommends that the Village continue to pursue the JAWA, and pay the \$50,000 at this time. Representative Pedersen believes that it does need to go to referendum.

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Budget Status Report – Administrator Keim provided a current snapshot of the budget and its history. Meetings have occurred with staff and liaisons, and he provided an overview of revenue and expense trends. There is a budget meeting scheduled for next week where staff will present recommendations for bridging the gaps. He asked that trustees ask specific questions about line items before the budget meeting next Wednesday.

VI. OTHER BUSINESS

Mr. Stuart Malsch asked if the Lake Michigan water will cost less for Antioch because of its proximity, or if it was equally divided among the communities. Administrator Keim replied that it is evenly distributed.

Trustee Pierce stated that he will not be in attendance at the next meeting.

VII. ADJOURNMENT

There being no further discussion, the Village Board of Trustees Committee of the Whole meeting adjourned at 9:29 p.m.

Respectfully submitted,

Lori K. Folbrick, RMC/CMC
Deputy Clerk