

APPROVED MINUTES

**VILLAGE OF ANTIOCH
BOARD OF TRUSTEES
COMMITTEE OF THE WHOLE
Municipal Building: 874 Main Street, Antioch, IL
November 10, 2010**

I. CALL TO ORDER

Mayor Hanson called the November 10, 2010 Committee of the Whole meeting of the Board of Trustees to order at 7:05 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: Pierce, Poulos, Sakas, Wolczyk and Jozwiak. Trustee Crosby was present via telephone. Also present were Mayor Hanson, Administrator Keim, Attorney Long and Deputy Clerk Folbrick.

Mayor Hanson acknowledged resident Goldie Stillson who passed away November 5, 2010. Goldie was 101 years old, and was recognized with a proclamation from the Village of Antioch on her 100th birthday.

IV. REGULAR BUSINESS

Ray's Service Station Demolition and Easement – Director Nilsen reviewed the request for demolition of the former service station located at the corner of Lake Street and Toft Avenue. Mr. Alan Anderson, property owner, requested a cleanup of the site which is currently used as storage. Director Nilsen suggested waiving the building permit fee and allowing for storage containers in the area in order to make way for future build outs. It would allow for expansion of the current building for use of storage. Trustees discussed the expansion and future site of the clock tower and the need for board action regarding a storage container. Staff will come back with the necessary paperwork for a temporary easement, and is looking for a consensus from the board at this time. There was a consensus from the board to move forward, and the temporary easement and storage container approval will be placed on a future board agenda.

Discussion regarding Program Fees – Director Kudla discussed the proposed fees for the day camp, and recommendation from the Park Board to raise the day camp and camp crayon fees for the 2011 programs. Fees have remained the same for a number of years, and the proposed increase in fees are still below the average for similar programs in surrounding communities. Trustees discussed payment and program frequency. This item will be placed on the next Village Board Consent Agenda for consideration.

PHN – Antioch Aquatic Facility Project Presentation – Administrator Keim reviewed the history of the proposed aquatic center, including the recent bonds acquired, available state grants, requests for qualifications, interviews, and design workshops. He explained that an analysis has been completed for the site of the aquatic center, and telephone and internet surveys are being done for resident input. He stated that alternative concepts are being presented tonight, including pool features, and concept design. He emphasized the importance of the timeline for this project as it relates to grant opportunities.

Representatives from PHN Architects and Design Perspectives discussed the challenges facing the location of the pool, and presented the features included in the proposed pool design. Mr. Doug Holzrichter of PHN Architects presented the design including amenities, capacity, users, and future amenities to be added at a later date. Mr. Tod Stanton of Design Perspectives discussed the location of the pool at Williams Park, and the proposed site plan including parking, pool placement, picnic pavilion, and uses for special events. Administrator Keim acknowledged that the proposed location and site plan for the pool would eliminate the baseball field at Williams Park. Trustee Jozwiak asked how much the grant would provide. Administrator Keim

APPROVED MINUTES

replied that it would not be enough for all of the amenities desired, but could improve the current space. He stated that the grant may be available in future years if it is not achieved, and there are other potential opportunities, all of which would require rapid board approval timelines. Trustees discussed the possibility of being awarded the grants, and plans for a pool of a smaller scale if the grants are not awarded.

The cost for the proposed pool is \$4.5 million with a grant of up to \$1.5 million. Administrator Keim explained that a pool could be considered for \$2 million, however it would not fit the needs of the community. The purpose of the current discussion is to incorporate community and public comments to include in the grant application.

Trustee Pierce said the current pool is unacceptable, and he opposes the current location. He further discussed the survey, and requested a copy of the survey comments. He also spoke about the bather load capacity, size comparison to the proposed pool, future planned amenities and their accommodations, children wading pool, and site plan. Mr. Stanton replied that the location and site plan are fairly flexible once the grant is achieved, however grant elements cannot be eliminated from the proposed site plan once it is submitted for the grant. Trustee Pierce also urged that the organizations affected are taken into consideration, and a commitment is made to those organizations for any future plans.

Trustee Wolczyk reviewed last year's losses generated by the pool, and discussed benefits of available grants, expenses, and the impact of those expenses on the community. He urged that the scope of the project is kept reasonable. Administrator Keim replied that he has related the same concern to the contractors in order to submit a very solid grant application. He also discussed the potential revenue versus the capital cost recovery. Mr. Stanton discussed the financial impacts of the pool, operating expenses and the available funding through grants.

Mr. Mike Sheren, president of Antioch Youth Little League (AYLL) Baseball Organization, discussed the AYLL organization, and the need and want for a new aquatic center. He asked for the plans to include replacement of the baseball field that will be removed, including all amenities. He expressed concern with the maintenance of the facility, and necessary funding for its operation and maintenance.

Mr. Kevin Lind discussed the needs and field commitment for baseball. He stated that Williams Park is a ball park monument for the community where children look forward to playing.

Mr. Jerry Haley believes the baseball field at Williams Park is the "Wrigley Field" of Antioch. He discussed parking requirements, funding, payment to the firm, interest payments, attendance, and pool attendance versus baseball attendance. He asked that the Village doesn't spend money on a pool that they cannot afford.

Mr. Robert McCarty discussed the input from the Antioch Lion's Club, and the events that are held there by that organization. He doesn't believe that the removal of the baseball diamond is a good decision. He asked for an opportunity for the Lions Club to be included in the design process, and plans for the park. Administrator Keim stated that he will make an effort to be present at the Lions Club Meetings in order to hear their input regarding Williams Park.

Mayor Hanson discussed the financial issues that were brought up, and that most villages function on bond proceeds and grant opportunities, and has confidence in his finance department staff. Administrator Keim discussed the issuance of debt, and the transparency the Village will uphold in those instances.

Administrator Keim explained that the next step is a consideration for a resolution from the board to go forward with a grant application to the state. That resolution will be placed on the next Village Board agenda.

APPROVED MINUTES

Discussion regarding Village Liability and Workers Comp Insurance Companies - Jim Parks read aloud his memo dated November 10, 2010 regarding the staff recommendation for 2011 general liability, property & casualty and Workman's Compensation insurance. He discussed the history of insurance, results of submitted proposals, risk, and potential costs. Trustees discussed the potential risks and expenses to the Village. They further discussed workman's compensation insurance, and previous experiences. They acknowledged the importance of risk prevention and safety training programs and procedures.

Mr. Parks will be presenting a resolution to the Village Board at the next Village Board meeting for consideration of this matter.

Form Based Code – Director Nilsen explained that this is the first presentation of the regulating plan to the Committee of the Whole. This item has been considered by the Planning and Zoning Board at various meetings, and has received a positive recommendation to move forward. He presented the draft of the Form Based Code, stating that it is made up of several components, and reviewed the affected properties and locations. He related the concerns expressed from property owners at the Planning and Zoning Board meetings.

Trustee Pierce discussed the potential impact on the value of the properties included in the form based code, the future use of Planned Unit Developments, the effect of future property use, and the determination of locations included in the proposed code.

Trustees further discussed the economics of the project, future investments, potential costs, public notices, the components of the proposed code, and future potential code requirements. They further compared the proposed code with the existing code, and what those changes will require. Director Nilsen reviewed the advantages and positive impact of the proposed form-based code.

Mr. Robert Bigelow, business owner, discussed his concerns with eminent domain, and the negative impact the proposed code will have on downtown business. He also expressed concern with potential parking issues as a result of the code combined with the proposed pool location.

Trustee Sakas expressed concern with the concept plan and the financial report provided by SB Friedman, and the potential difficulty of incorporating it into the Village of Antioch Comprehensive Plan. He added that there is a large importance to the local civic and historical places of downtown Antioch.

Mr. Gordon Volling asked for an exemption for his property with this proposal, and requested that he maintain his B-3 zoning designation. Trustees discussed the various possibilities for the future of the property in question.

Director Nilsen will take the comments made by those present, and return to a future Committee of the Whole meeting December 15, 2010.

VI. OTHER BUSINESS

Lori Ferguson, business owner, discussed concessions at the Metra train station, and wanted to propose the idea of incorporating sales at the Antioch Metra Station by various local vendors. Trustee Pierce expressed concern with a previous denial of a similar request by another vendor, Main Street Frozen Custard and would like to know why that request was denied before considering a similar request for approval. Mayor Hanson believes that the previous request was denied because it was a single business. This proposal would incorporate various businesses throughout the community that show an interest.

APPROVED MINUTES

VII. ADJOURNMENT

There being no further discussion, the Village Board of Trustees Committee of the Whole meeting adjourned at 10:33 p.m.

Respectfully submitted,

Lori K. Folbrick, RMC/CMC
Deputy Clerk