

# APPROVED MINUTES

**VILLAGE OF ANTIOCH - BOARD OF TRUSTEES  
PUBLIC HEARINGS – 7:00 PM  
Municipal Building: 874 Main Street, Antioch, IL  
February 27, 2019**

## **I. CALL TO ORDER**

Mayor Hanson called the February 27, 2019 Public Hearings to order at 7:00 pm in the Municipal Building: 874 Main Street, Antioch, IL.

## **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: Pierce, Poulos, Johnson and Macek. Also present were Mayor Hanson, Attorney Long, Assistant Administrator McCarthy and Clerk Romine. Absent: Trustees Jozwiak and Dominiak.

## **IV. PUBLIC HEARING to consider the adoption of the Antioch Business District Plan and the designation of the Antioch Business District in the Village of Antioch, Lake County, Illinois –**

Director Garrigan reviewed the public hearing notice and introduced Caitlin Amos and Brock Thompson of SB Friedman who provided a brief presentation on the business district plan. Clerk Romine administered the oath to those who wished to testify.

Ms. Amos discussed what a business district is and provided an overview of the process to adopt a business district within the Village of Antioch. She outlined the financial plan assuming a 1% tax rate and reviewed the next steps in order to meet the July 1 deadline to impose the tax.

There being no comment or questions, the public hearing was closed.

## **V. PUBLIC HEARING to consider an Annexation Agreement for a proposed commercial development located at the southeast corner of Route 173 and Deep Lake Road and commonly known as 21947 W Illinois Route 173 -**

Clerk Romine administered the oath to those who wished to testify. Director Garrigan reviewed the public hearing notice and provided an overview of the proposed project which is a 2.4 acre commercial development at the southeast corner of Route 173 and Deep Lake Road. Director Garrigan stated the Village has offered to subsidize the cost of the force main over a period of 6 years based on certain contingencies such as tenant occupancy.

Mr. Joe Morrison, attorney for the petitioner, stated that he believes the development is within the parameters of the comprehensive plan. He discussed the annexation agreement, stating that it includes approved signage and reimbursement of the installation of the force main based on contingencies over time. He indicated that Village water is adjacent to the property that can be used for the property. There is already sufficient stormwater capacity on the site, and the curb cuts have already been approved by IDOT. There are currently 3 proposed tenants including Dunkin Donuts, and they have revised their site plan and landscaping plan based on comments made by the Planning and Zoning Board.

Trustee Pierce asked for an overview of the revised landscaping plan. Director Garrigan reviewed the modifications to the landscape plan which incorporate a wider and more extensive landscape buffer to the south of the property. Trustee Pierce asked if a fence was discussed. Director Garrigan stated that a fence was not discussed at the Planning and Zoning Board level. Attorney

## APPROVED MINUTES

Morrison said that in the event that landscaping is not sufficient, and a fence is required, they would be willing to accommodate. Director Garrigan commented that the neighbor to the south was at the Planning and Zoning board meeting and objects to the project, which is why the landscape buffer was enhanced. Trustee Pierce asked if lighting was considered. Director Garrigan said the applicant will comply with the village code related to lighting and will use LED lighting which should have less of an impact. Trustee Pierce asked if the fire department signed off on the fire lane. Director Garrigan said one contingency of approval is that the fire department have an opportunity to review the plan. Trustee Pierce asked if any of the screening or landscaping would help mitigate the impact of trash. Director Garrigan said there are hedges surrounding the property with the exception of the section adjacent to the slough. He expects that the applicant will ensure the property is well maintained. Trustee Pierce asked for an explanation of the force main reimbursement. Director Garrigan said it is contingent upon full occupancy and based on a pro-rata reimbursement over a period of 6 years up to \$300,000. The pro-rata reimbursement is through the lifetime, and would be less if the space is not fully leased. Mr. Edelman hopes for approval tonight and begin construction drawing to break ground this year. Attorney Long added that revenues received will come from the business district and not the general fund for the reimbursement of the water main.

Trustees echoed Trustee Pierce's comments on lighting and garbage concerns.

Mayor Hanson commented on plastic bags, and asked if a maintenance contract could be incorporated into the annexation agreement. Mr. Edelman agreed and said they are amenable to that inclusion in their language.

Trustee Johnson moved, seconded by Trustee Macek, to close the public hearings. Upon roll call, the vote was:

**YES: 4:** Pierce, Poulos, Johnson and Macek.

**NO: 0.**

**ABSENT: 2:** Jozwiak and Dominiak.

**THE MOTION CARRIED.**

### **VI. ADJOURNMENT**

There being no further discussion, the Village Board of Trustees Public Hearings adjourned at 7:37 p.m.

Respectfully submitted,

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Lori K. Romine, RMC/CMC  
Village Clerk