

APPROVED MINUTES
VILLAGE OF ANTIOCH
BOARD OF TRUSTEES, REGULAR MEETING
Municipal Building: 874 Main Street, Antioch, IL
June 2, 2008

I. CALL TO ORDER

Mayor Larson called the June 2, 2008 regular meeting of the Board of Trustees to order at 7:30 p.m. in the Municipal Building: 874 Main Street, Antioch, IL.

II. PLEDGE OF ALLEGIANCE

Mayor Larson and the Board of Trustees led the Pledge of Allegiance.

III. ROLL CALL

Roll call indicated the following Trustees were present: Hanson, McCarty, Caulfield, Crosby, Wolczyk and Pierce. Also present were Mayor Larson, Administrator Velan, Attorney Simon, and Clerk Rowe.

IV. MAYORAL REPORT

1. **Government Finance Officers Budget Award Presentation** – Mayor Larson said the Village received the Distinguished Budget Award from the Government Finance Officers Association and she congratulated Finance Director McCarty and staff on their accomplishment.
2. **Letter of Commendation from Police Chief Foerster to Comdr. James Hession** – Mayor Larson read Police Chief Foerster's letter of commendation to Comdr James Hession for his outstanding police work on May 19th and his assistance with the apprehension of an offender who allegedly committed a serious crime in Round Lake Beach.

V. CITIZENS WISHING TO ADDRESS THE BOARD

Steve Stanek, Linden Lane resident, addressed the Board with his concerns regarding the standing water in his front yard and drainage issues that he believes is a result of road improvement work that was previously done. He also distributed copies of photographs showing debris, a broken railing and garbage bags at the Metra station. Mr. Stanek questioned the status of the restrooms at the warming shelter located at the band shell and said that he was not in favor of the additional 1% sales tax for the commercial development. Staff will review Mr. Stanek's concerns and will contact him. The Mayor and Board of Trustees will be copied on staff's response and the actions taken.

VI. CONSENT AGENDA

Trustee McCarty moved, seconded by Trustee Wolczyk to approve the following consent agenda except for item numbers 5, 6 & 7 which would be voted on separately:

1. Approval of the April 21, 2008 minutes.
2. Approval of payment of accounts payable as prepared by village staff.
3. Approval of a Resolution for a Raffle License for the Antioch Fraternal Order of Police Lodge #210, waiving fee. **Resolution No. 08-26.**
4. Approval of a Resolution for a Raffle License for the Antioch Lions Club for their Annual Chicken BBQ held on August 3, 2008, waiving fee. **Resolution No. 08-27.**
8. Approval of a Resolution expressing the Village's Official Intent to Proceed with a Feasibility Study for the Establishment of a Tax Increment Finance District. **Resolution No. 08-28.**

Upon roll call, the vote was:

YES: 6: Hanson, McCarty, Caulfield, Crosby, Wolczyk and Pierce.

NO: 0.

THE MOTION CARRIED.

Trustee Hanson moved, seconded by Trustee Caulfield to approve **Item 5; Approval of a Resolution for a Special Event Liquor License for the Antioch Lions Club for the Independence Day Celebration on July 4, 2008**, waiving fee. **Resolution No. 08-29.** Upon roll call, the vote was:

YES: 5: Hanson, Caulfield, Crosby, Wolczyk and Pierce.

NO: 0.

RECUSED: 1: McCarty.

THE MOTION CARRIED.

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Trustee Hanson moved, seconded by Trustee Wolczyk to approve **Item 6; Approval of a Resolution for a Special Event Liquor License for the Antioch Lion's Club Chicken BBQ and Rescue Auction being held on August 3, 2008**, waiving fee. **Resolution No. 08-30**. Upon roll call, the vote was:

YES: 5: Hanson, Caulfield, Crosby, Wolczyk and Pierce.

NO: 0.

RECUSED: 1: McCarty.

THE MOTION CARRIED.

Item 7; Approval of a Resolution for a Raffle License for the Antioch Rescue Squad for their ongoing gasoline fundraiser, waiving fee and raffle timeline – Trustee Hanson moved, seconded by Trustee Wolczyk to approve the resolution extending the timeline until the end of the fiscal year, April 20, 2009. There was a discussion regarding the rescue squad using Village gasoline cards and questions if the raffle would be used to supplement the fuel charges. Administrator Velan said that staff will research the questions regarding the fuel charges and will find out more information regarding the raffle event. The motion was second were removed and this item will be placed on the June 16 regular meeting agenda for consideration.

VII. REGULAR BUSINESS

9. Consideration of an Ordinance regarding Swimming Lessons and Home Based Occupation Ordinance – Director Nilsen reviewed his memorandum and the proposed text amendment to the Village code that would allow such uses. There was discussion regarding enforcement with Attorney Simon explaining that State Law and Lake County are already in place. This item will be placed on the June 16 regular meeting consent agenda. The text amendment would be forwarded to the Planning and Zoning Board.

10. Consideration of Planning and Zoning Board's recommendation for approval of PZB08-06; Chase Bank Sign Variance - Director Dustin Nilsen reviewed the Planning and Zoning Board's recommendation regarding Chase Bank Sign Variance, PZB 08-06.

The Combined Planning Commission and Zoning Board conducted a public hearing on May 08, 2008 and following notification as required by State Law and Village Ordinance to consider a Sign Variance Request from Chase Bank.

Based on the location and zoning of the site, Chase Bank is entitled to two (2) wall signs and a ground sign. The petitioner requested a total of four (4) wall signs and ground sign. Included in its presentation, the petitioner provided signage information from the surrounding structures and site photos of the location to demonstrate its need for additional signage.

Dustin Nilsen, Director of Planning presented his report. He summarized the standards for a zoning variance approval listed under Title 10, Chapter 14, Section 6 of the Village Code, reviewed the surrounding properties, and noted, that based on the information provided, staff could not make a positive recommendation.

Following a brief deliberation, Member Karasek moved to deny the request. The motion failed due to a lack of a second. Then the petitioner then made a modification to the request to remove the fourth wall sign. Based upon the proposed modification, a motion was made by Member Cole and seconded by Member Ralston to approve the amended petition. The motion carried with a unanimous vote. Therefore the Planning and Zoning Board recommends the approval of the proposed variance.

Following discussion, Trustee Pierce moved, seconded by Trustee Caulfield to accept the Planning and Zoning Boards recommendation to approve the Chase Bank sign variance as amended and authorize the attorney to draft the appropriate ordinance. Upon roll call, the vote was:

YES: 6: Hanson, McCarty, Caulfield, Crosby, Wolczyk and Pierce.

NO: 0.

THE MOTION CARRIED.

11. Consideration of Planning & Zoning Board's recommendation for approval for Central Auto Body; PZB08-05 – Director Nilsen reviewed the Planning & Zoning Board's recommendation regarding Central Auto Body; PZB 08-05:

The Combined Planning Commission and Zoning Board conducted a public hearing on May 08, 2008 and following notification as required by State Law and Village Ordinance to consider a Planned Unit Development Amendment for an Auto Body repair facility. The proposal is for the development of a Central Auto Body Repair Facility located north of the intersection of Hillside Avenue and Illinois State Route 59. The development site consists of approximately 1 acre of currently zoned B-3.

The hearing began with a presentation by Steve Strezo of Central Autobody, who introduced the operation, its consulting team, and various aspects of the use and site. Gary Deigan, the petitioner's environmental consultant, reviewed his environmental audit of the site and presented his report to the Board. The scope of this audit considered the facilities waste handling, transport, and disposal practices, storm water and waste water management, potential emissions to air, and sound level/noise standards.

Neighbors from the surrounding area relayed concerns over the environmental impacts that they believed would be anticipated from the proposed use. Concerns over the use and transport of solvents and chemicals used in the operation were identified as points of particular concern. Traffic on Hillside, reduction of property values, the general appearance of the site, degradation to area lakes, and air quality impacts were also expressed by the neighbors.

Dustin Nilsen, Director of Planning presented his report. He summarized the zoning request and actions requested of the Village. In summary, the petition requests that the Village amend the Planned Unit Development that controls the zoning of the site and not the entire Village Code. He recommended that if the Board wished to approve the PUD Amendment, it should make a finding the proposed use, its performance standards, and land use restrictions placed upon the parcel for any subsequent development meet the spirit and intent of the Comprehensive Plan and Village Code as it relates to protection of neighboring properties and the control of nuisance impacts.

The conditions that staff recommended for an affirmative motion include:

1. *Any outstanding technical issued be satisfied;*

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2. That the best management environmental practices recommendations within the Gary Deigan report be included as part of the special use ordinance; and
3. That the following list of performance standards and exhibits relative to the PUD amendment be incorporated as conditions of the special use approval.
 1. As condition of approval the petitioner shall adhere to the architecture, landscape and screening plan relative to the auto body repair facility in conformance with the Exhibit provided by Dan Robison Architects, date 3/21/08.
 2. All work, related to Auto Body Repair, must be conducted indoors.
 3. Waste removal shall be in accordance with municipal, sanitary district and IEPA standards and requirements.
 4. Paint spray booth components shall be located within buildings.
 5. All exterior doors and windows shall be closed during paint spraying operations.
 6. All damaged vehicles shall be stored within a solid decorative fence enclosures or within buildings.
 7. Body parts and vehicle components shall be stored in solid decorative fence enclosures or within buildings.
 8. All waste relative to body work shall be stored in solid decorative fence disclosures or within buildings.
 9. All exterior rooftop mechanical equipment shall be screened from adjacent properties by approved screening material consistent with building architecture.
 10. Automobile service/repair shall be limited to auto body repair and repair directly related to auto body repair.

Following a brief deliberation, Member Karasek moved and Member Cole seconded to deny the request. The motion failed with two votes in the affirmative and three votes against. With four votes necessary to pass a motion no subsequent motion was made to approve the request. Therefore the Planning and Zoning Board did not recommend positive action be taken on the Planned Unit Development Request.

Steve Strezo, Central Auto Body discussed his proposal and stated the Antioch location would be his fifth location. He discussed the current industry standards and operations for auto body repair services. Gary Deigan, petitioner's environmental consultant, discussed his findings regarding his review of the environmental concerns and explained that with the current regulations that are in place for this type of business. He said that in his opinion, this is not a controversial project. He also discussed air quality, IEPA requirements and auto body industry regulations. Several residents in the audience expressed their concerns regarding environmental issues, air quality, noise, property values and location being one of the major entrances into the Village. Board members reviewed the proposal and questioned the operation practices and removal of any waste products. There was also a discussion regarding location, additional screening and concern for air pollution. Following further discussion, the petitioner agreed to have the cost of another environmental review by the Village's consulting engineering firm to be paid for through their escrow account.

Trustee Caulfield moved, seconded by Trustee Wolczyk to approve the PUD amendment with the conditions as outlined in the Planning and Zoning Board's letter of recommendation, pending the results of a second environmental review done by the village consulting engineers, screening alternatives and authorizes the Village Attorney to draft the appropriate ordinance. Upon roll call, the vote was:

YES: 5: McCarty, Caulfield, Crosby, Wolczyk and Pierce.

NO: 1: Hanson.

THE MOTION CARRIED.

12. Consideration of a Resolution authorizing the Mayor to sign an agreement for the 2008 Community Development Block Grant – Director of Physical Services Keim reviewed the Community Development Block Grant (CDBG) program and discussed the qualifying area of Lake and Tiffany Roads. Board members asked if this item was in the budget and Director Keim explained the \$275,000 expense is budgeted in the Enterprise Fund for the proposed 2008-2009 Budget.

Trustee Caulfield moved, seconded by Trustee Crosby to approve **Resolution No. 08-31** authorizing the Mayor to sign the Subrecipient Agreement for Community Development Block Grant Implementation in order to upgrade the Lake Street Lift Station. Upon roll call, the vote was:

YES: 6: Hanson, McCarty, Caulfield, Crosby, Wolczyk and Pierce.

NO: 0.

THE MOTION CARRIED.

13. Consideration of An Ordinance Establishing Regulations for Discharges into Storm Water Drainage System – Director Keim reviewed the ordinance and explained that this ordinance would make it illegal to introduce pollutants into the storm sewer system and would allow the Village to impose a fine to cover administrative expenses relative to the enforcement and cleanup of any violation. He also explained that pursuant to IEPA mandate that all municipal separate storm sewer systems must adopt an ordinance regulating illicit discharges.

Trustee McCarty moved, seconded by Trustee Caulfield to waive the second reading of the ordinance. Upon roll call, the vote was:

YES: 6: Hanson, McCarty, Caulfield, Crosby, Wolczyk and Pierce.

NO: 0.

THE MOTION CARRIED.

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Trustee McCarty moved, seconded by Trustee Caulfield to approve and publish in pamphlet form **Ordinance No. 08-06-13**, entitled, **AN ORDINANCE ESTABLISHING REGULATIONS FOR DISCHARGE INTO STORM WATER DRAINAGE SYSTEM**. Upon roll call, the vote was:
YES: 6: Hanson, McCarty, Caulfield, Crosby, Wolczyk and Pierce.
NO: 0.
THE MOTION CARRIED.

VIII. ADMINISTRATOR'S REPORT

Trustee Crosby discussed the condition of Club Lake Drive and expressed his concerns regarding safety. Administrator Velan discussed using signage in that area.

Trustee Pierce thanked staff for their efforts and hard work to open the pool.

Trustee Caulfield asked for a copy of a report regarding potholes. He said that he wants the potholes fixed and that whatever system is in place is not working. Administrator Velan explained how public works staff is working on the road conditions and potholes.

IX. VILLAGE CLERK'S REPORT

No report.

X. TRUSTEE REPORTS

Trustee Crosby said there is a Finance Committee meeting at 6:00 p.m. on June 10 with the agenda item being the FY08-09 Budget.

XI. EXECUTIVE SESSION

Executive Session; Pending Litigation – Mayor Larson and the Board of Trustees did not go into executive session.

XII. ADJOURNMENT

There being no further discussion, Trustee McCarty moved seconded by Trustee Wolczyk to adjourn the regular meeting of the Board of Trustees at 11:08 p.m.

Respectfully submitted,

Candi L. Rowe, RMC/CMC
Village Clerk