

APPROVED MINUTES  
VILLAGE OF ANTIOCH  
BOARD OF TRUSTEES; REGULAR MEETING  
Municipal Building: 874 Main Street, Antioch, IL  
October 5, 2009

**I. CALL TO ORDER**

Mayor Hanson called the October 5, 2009 regular meeting of the Board of Trustees to order at 7:30 p.m. in the Municipal Building: 874 Main Street, Antioch, Illinois.

**II. PLEDGE OF ALLEGIANCE**

Mayor Hanson and the Board of Trustees led in the Pledge of the Allegiance.

**III. ROLL CALL**

Following the Pledge of Allegiance, roll call indicated the following Trustees were present: Pierce, Poulos, Sakas, and Crosby. Also present were Mayor Hanson, Administrator Keim, Attorney Long and Clerk Rowe. Absent: Trustee Wolczyk and Trustee Jozwiak.

**IV. MAYORAL REPORT**

**Mayoral Proclamation Honoring Staff Sergeant Korie Lyn Sergot** – Clerk Rowe read and Mayor Hanson presented the Proclamation to Staff Sergeant Korie Lyn Sergot who returned home from the war in Afghanistan and expressed his profound gratitude to her and her family for their part in defending and promoting freedom throughout the world. Ms. Sergot thanked her parents and everyone for their support to her and family during her service in the armed forces.

**Letter of Commendation for Sergeant Craig Somerville** - Clerk Rowe read the Letter of Commendation from Police Chief Foerster to Sergeant Craig Somerville for his outstanding police work in the apprehension of two suspects involved in narcotics trafficking and possession of explosives in Antioch Township. Mayor Hanson said that he is proud of the efforts of the Antioch Police Department and is honored that Craig Somerville is a part of our police force.

**V. CITIZENS WISHING TO ADDRESS THE BOARD**

There were no citizens present in the audience who wished to address the Board regarding any matter that is not listed on the agenda.

**VI. CONSENT AGENDA**

Trustee Pierce moved, seconded by Trustee Poulos to approve the following consent agenda items as presented:

1. Approval of the September 14, 2009 meeting minutes as presented.
2. Approval of a Resolution for the annual Christmas Parade to be held on November 27, 2009  
– **Resolution No. 09-94.**

Upon roll call, the vote was:

**YES: 4:** Pierce, Poulos, Sakas, and Crosby.

**NO: 0.**

**ABSENT: 2:** Wolczyk and Jozwiak.

**THE MOTION CARRIED.**

**VII. REGULAR BUSINESS**

**3. Consideration of payment of accounts payable as prepared by village staff** – Trustee Pierce moved, seconded by Trustee Crosby to approve payment of accounts payable as prepared by village staff in the amount of \$548,698.24.

Trustee Pierce noted \$346,000 is which is bond and surety money for the infrastructure improvements that needed to be completed, an \$84,000 employee health insurance and \$15,000 sludge removal invoice for the treatment plant.

Trustee Crosby asked about the payables regarding Six Flags Great America tickets with Finance Director McCarty explained tickets are sold at the parks department and that it's an expense item with corresponding revenue to offset it.

Upon roll call, the vote was:

**YES: 4:** Pierce, Poulos, Sakas, and Crosby.

**NO: 0.**

**ABSENT: 2:** Wolczyk and Jozwiak.

**THE MOTION CARRIED.**

**4. Consideration of the Planning and Zoning Board recommendation for PZB09-03; Harry Bond Petitioner** – Planning and Zoning Director Nilsen said this a recommendation for a map amendment for 6.6 acres located at 453 Main Street and is currently zoned R-1 and is surround on all sides with M-1

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other than the Oakwood Knolls subdivision. He said the proposal would rezone the property and allow for expansion of the existing facility on the south and a retail office use. Director Nilsen reviewed the staff report and following letter of recommendation dated September 25, 2009 from the Planning and Zoning Board Chairman Vern Burdick:

*The Combined Planning Commission and Zoning Board conducted a public hearing on May 14, 2009 and again on September 10, 2009 following notification as required by State Law and Village Ordinance to consider a zoning map amendment.*

*The HP Bond proposal is for the expansion of an office and retail facility at the southeastern corner of Kairys Street and Illinois State Route 83. The development site consists of approximately 6.6 acres of property currently zoned R-1.*

*The hearing began with a presentation by the petitioner's representative Julie Jelenik, who introduced Harry Bond, his request and various aspects of the use and the site. Further discussed were the proposed improvements to the site's landscaping, architecture and proposed user.*

*Neighboring property owners to the East, including George Close and David Chatters, expressed concern over potential impacts, but state that the 50 foot buffer reserved between their property and the site was a much welcomed element to the plan. Staff stated that the 50 foot was in excess of the buffer required by the code, and noted that the open space zoning designation was an extraordinary measure to limit future expansion toward the homes.*

*Dustin Nilsen, Director of Planning and Zoning presented his report. He summarized the zoning request and actions requested of the Village. In summary, the petition requests that the Village amend the zoning of the property to M-1 to allow the expansion of the existing use. He summarized the major amendments to the previous version of the plan, including a significant improvement to the propose architecture, a code compliant landscape plan, and the addition of a frontage walk down 83 to the southern most property limits.*

*He recommended that if the Board wished to approve the Zoning Code Amendment, it should make a finding that the proposed use 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 impact.*

*In summary, staff recommended approval of the request with conditions that: 1) Any outstanding technical issues be satisfied and 2) Landscape and architectural improvements become exhibit to and approval of ordinance.*

*Member Karasek moved and Member Cole seconded to approve PZB09-03 request for rezoning of the property to M-1 and OS, limited manufacturing of the property commonly known as 453 Illinois Route 83 – Petitioner Harry bond, taking into consideration the letter dated May 11, 2009 from Director Nilsen. YES: 5: Karasek, Weber, Ralston, Cole and Ipsen. NO: 0. ABSENT: 1: Kaiser. THE MOTION CARRIED. Therefore the Planning and Zoning Board recommends the request for zoning be approved subject to the conditions included above.*

Petitioner Harry Bond, present in the audience said the first phase currently has a renter who is willing to use the whole spot, and hiring approximately 150-200 medical billing staff. He also discussed the tree in the buffer zone and said he was willing to work with the landscaper and additional plant coverage.

Trustee Crosby said he was in favor of increased business and job opportunities and said he was concerned with the proposal is opening this up to M-1 zoning and this doesn't happen, he is concerned with the allowed uses. He said that his main concern is with the homeowner's closet to the proposal. Director Nilsen said that all homeowners were notified and two appeared before the Planning and Zoning Board. He said that he believed there was a general understanding and support for the development.

There was a brief discussion regarding additional screening, maintaining the 50' buffer, buried utilities and mechanics that may be located on the roof of the building, hours of operation and parking requirements. The Board also reviewed the architect renderings, open space, site elevations and the phased development of the project.

Trustee Crosby moved, seconded by Trustee Pierce to accept the findings from Planning and Zoning Board and authorize the Attorney and Staff to draft an ordinance approving the Zoning Map amendment, with inclusion of specific planning on the parking and excess parking areas, the provision of a 50' easement and a specific plant screening plan and specific limitations on hours of operation in Phase 3. Upon roll call, the vote was:

**YES: 4:** Pierce, Poulos, Sakas, and Crosby.

**NO: 0.**

**ABSENT: 2:** Wolczyk and Jozwiak.

**THE MOTION CARRIED.**

**5. Consideration of a Resolution authorizing the Antioch High School to conduct a fireworks display during half-time on October 9, 2009** – Public Safety Director Shannon explained the high school's homecoming fireworks display was cancelled due to weather last week and they would like to reschedule the fireworks display during half-time on October 9, 2009.

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Trustee Sakas moved, seconded by Trustee Crosby to approve **Resolution No. 09-95** authoring the Antioch Community High School to conduct a fireworks display during half-time on October 9, 2009. Upon roll call, the vote was:

**YES: 4:** Pierce, Poulos, Sakas, and Crosby.

**NO: 0.**

**ABSENT: 2:** Wolczyk and Jozwiak.

**THE MOTION CARRIED.**

**6. Consideration of a Resolution authorizing the expenditures from the FY2010 TIF Budget as discussed before the Village Board on September 14, 2009** – Planning and Zoning Director Nilsen said placed this item on the agenda as an extra step to show the Board pending expenditures for the improvements, products and services programmed from the FY2010 budget.

Trustee Crosby moved, seconded by Trustee Sakas to approve **Resolution No. 09-96** authorizing the expenditures of funds relating to eligible TIF projects.

Trustee Pierce asked if we sought local bidders. Director Nilsen said that we sought local bidders whenever possible.

Board members reviewed the Seth Thomas clock that would be located on the corner of Main and Lake Streets with installation being coordinated with future the IDOT improvements.

Mayor Hanson updated those present in the audience regarding TIF District that was established in 1985 and the Village having to close the district by the end of the year and the funds are not coming out of a general fund. He said these are the final projects from the twenty-four years of the TIF District's existence and he commend all staff past and present so we can have such a beautiful downtown district.

**Roll Call Vote** - There being no further discussion and upon roll call the vote was:

**YES: 3:** Poulos, Sakas, and Crosby.

**NO: 1:** Pierce.

**ABSENT: 2:** Wolczyk and Jozwiak.

**THE MOTION CARRIED.**

### **VIII. ADMINISTRATOR'S REPORT**

Administrator Keim said that staff has been working on the budget for the presentation at the October 14, 2009 Committee of the Whole meeting.

Administrator Keim said that due to the recent heavy winds and storms, the Village will be scheduling a one-time fall brush clean up for storm clean up purposes.

Mayor Hanson thanked Administrator Keim and staff for working diligently on the budget, and he discussed some negative reports from the State and the anticipated income tax level being down 18%. He said that we have done everything that we can do to lean out our budget and maintain the service levels that we always had. He said staff has been working really hard to come up with remedies.

### **XIV. VILLAGE CLERK'S REPORT**

No report.

### **XV. TRUSTEE REPORTS**

Trustee Pierce asked for any update regarding the North Avenue project. Administrator Keim said that staff has contacted Lake County's resident engineer regarding debris and traffic control.

Trustee Poulos asked if road closure information is listed on the website. Administrator Keim said that we do have road closure information on our website.

Trustee Sakas said that he had a meeting with Dustin Nilsen regarding the sign code and have moved to landscaping and lighting standards. He said that he believed these items will be brought to the Board after another meeting.

Trustee Crosby said is was interesting tonight that we honored two sergeants tonight. He thanked Korie Sergot again for all she has done. He also briefly discussed his monthly meetings with Chief Foerster and he is very encouraged with the professional performance from all police department staff. Trustee Crosby also discussed the funding that must be used for squad car maintenance and new decals for the squad cars.

Mayor Hanson discussed the list of projects in the public works department and asked for an update on the road programs. Administrator Keim said there was a preconstruction meeting and he expects the work on Tiffany Road to being on October 12. He said Tiffany Road will not be closed and they will notify the schools of the project. Administrator Keim also reported that he expects Hillside Avenue culvert work completed by October 30.

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### **XVI. EXECUTIVE SESSION**

Trustee Sakas moved, seconded by Trustee Pierce for the Mayor and Board of Trustees to go into executive session to discuss personnel and pending litigation at 8:43 p.m. Upon roll call, the vote was:

**YES: 4:** Pierce, Poulos, Sakas, and Crosby.

**NO: 0.**

**ABSENT: 2:** Wolczyk and Jozwiak.

**THE MOTION CARRIED.**

Trustee Crosby moved, seconded by Trustee Pierce for the Mayor and Board of Trustees to return from executive session to the open meeting at 9:23 p.m. with **no action taken**. Upon roll call, the vote was:

**YES: 4:** Pierce, Poulos, Sakas, and Crosby.

**NO: 0.**

**ABSENT: 2:** Wolczyk and Jozwiak.

**THE MOTION CARRIED.**

### **ADJOURNMENT**

There being no further discussion, Trustee Crosby moved, seconded by Trustee Sakas to adjourn the regular meeting of the Board of Trustees at 9:24 p.m.

Respectfully submitted,

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Candi L. Rowe, RMC/CMC  
Village Clerk