

APPROVED MINUTES
VILLAGE OF ANTIOCH
BOARD OF TRUSTEES; REGULAR MEETING
Municipal Building: 874 Main Street, Antioch, IL
March 7, 2011

I. CALL TO ORDER

Mayor Hanson called the March 7, 2011 regular meeting before 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 Village Board of Trustees led in the Pledge of Allegiance.

III. ROLL CALL

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

IV. MAYORAL REPORT

1. NIMS Certificates – Mayor Hanson presented those who recently completed their National Incident Management System (NIMS) training ISC300 and ISC400 courses their Certificates of Preparedness. Those completing these courses in December 2010 were: Mike Kudla, Parks Department; Ron Nauman, Police Department; John Nixon, Fire Department; Craig Somerville, Police Department and Daryl Youngs, Police Department. Mayor Hanson congratulated all staff members who completed their NIMS training courses to date.

V. CITIZENS WISHING TO ADDRESS THE BOARD

Mary Dominiak, Bayshore Drive resident asked if there were any updates regarding Route 59 that was discussed at the last meeting. Administrator Keim said that staff discussed concerns and have contacted IDOT. Administrator Keim will contact Ms. Dominiak with more information after following up with IDOT.

VI. CONSENT AGENDA

Trustee Wolczyk moved, seconded by Trustee Crosby to approve the following consent agenda items as presented:

1. Approval of the February 22, 2011 meeting minutes as presented.
2. Approval of a Resolution authorizing the Easter Parade being held at 10:30 a.m. on April 23, 2011 – *Resolution No. 11-15.*
3. Approval of a Resolution Issuing a Raffle License to the Antioch Firefighter's Association – *Resolution No. 11-16.*

Upon roll call, the vote was:

YES: 6: Pierce, Poulos, Sakas, Crosby, Wolczyk and Jozwiak.

NO: 0.

THE MOTION CARRIED.

VII. REGULAR BUSINESS

4. Consideration of accounts payable as prepared by staff – Trustee Jozwiak moved, seconded by Trustee Wolczyk to approve payment of accounts payable as prepared by staff and in the amount of \$6,269.97. Upon roll call, the vote was:

YES: 6: Pierce, Poulos, Sakas, Crosby, Wolczyk and Jozwiak.

NO: 0.

THE MOTION CARRIED.

5. Consideration of a Resolution accepting Sludge Hauling bid in the amount of \$15.50 per cubic yard and authorize the Village Administrator to execute an Agreement with Synagro Central – Trustee Wolczyk moved, seconded by Trustee Jozwiak to approve **Resolution No. 11-17** accepting the bid received from Synagro Central in the amount of \$15.50 per cubic yard and authorized the Village Administrator to execute the appropriate agreement. Upon roll call, the vote was:

YES: 6: Pierce, Poulos, Sakas, Crosby, Wolczyk and Jozwiak.

NO: 0.

THE MOTION CARRIED.

6. Consideration of an Ordinance formally Adopting the Zoning Map Effective January 1, 2011 – Trustee Sakas moved, seconded by Trustee Wolczyk to approve **Ordinance No. 11-03-02** adopting the Zoning Map effective January 1, 2011. Upon roll call, the vote was:

YES: 6: Pierce, Poulos, Sakas, Crosby, Wolczyk and Jozwiak.

NO: 0.

THE MOTION CARRIED.

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7. Consideration of an Ordinance Amending Title 10 of the Village Code entitled Village of Antioch Mixed Use Downtown Overlay District – Trustee Crosby moved, seconded by Trustee Sakas to approve the first reading of the ordinance. Planning and Zoning Director Dustin Nilsen reviewed the ordinance and discussed the series of public hearings held throughout 2010. He said that he expect this ordinance to have at least two readings because it is a rather large change.

Trustee Crosby asked if there were any changes proposed due to a group that had concerns. Director Nilsen responded that nothing substantial has changed and that the biggest issue that was raised concerned the market gaps and today's available rents. He further explained that the intent of the ordinance does not take away landowner rights; the added cost is raising the bar for design standards and to have sustainable property values.

Mr. John Tsarpalas, present in the audience, discussed his concerns regarding the form based code and said that he felt the Orchard Street proposal is not economically feasible and he asked if that section could be separated out from the rest of the plan for now. He explained that as a property owner, waiting for the Village to get funding limits his choices and lowers his property value. Director Nilsen explained that the plan as shown is not the only option and that a lot of things can happen by broadening the land use categories and the property could be developed. He said that with this ordinance we now have a plan for a certain style to realize a global master plan. Director Nilsen further explained the concept is not hardened and that each landowner has development rights and that the uses are not more restrictive; they are greater but have a style and look to have urban form continue to Orchard and fit into the image of the downtown area. He said the ordinance takes away the land use and utilizes the form.

Trustee Pierce discussed his research on form based code and said that he found it 'cutting edge.' He also discussed the current economy and he struggles with the time that it may take to get investments to redevelop property. Attorney Long briefly discussed the zoning code and the need for a rational regulation method.

Trustee Sakas said that he believed Mr. Tsarpalas was concerned that rent amounts wouldn't cover the plan as depicted in the Form Based Code. He explained that the concept and plan are only there to frame what is proposed. Attorney Long further explained that the master plan is a concept that could be done with the Form Based Code; you don't have to and would probably never see that. The code allows different directions all of which could be incorporated in the development and that noting in the concept states that it would have to be developed as depicted. Attorney Long said that every zoning code mandates certain requirements and that this plan has its own set of regulations and is simply a variation of what has been done. Trustee Sakas said that the Form Base Code is like any other code and there would be variances and that he is convinced the regulation part is good for the Village because it gives guidelines and increases flexibility for property use.

Trustee Crosby and Trustee Sakas removed their motion and second.

Mayor Hanson said that we are doing this review at the right time and we have time to address concerns and not be rushed with a lot of building permits right now. He said we need to take this time to get everyone comfortable with the plan. Director Nilsen said that he wanted the Board to be as comfortable as possible with it.

Trustee Jozwiak said that he was confused about the concept in the beginning and that it's important to have something in place; but it's okay to wait for now but he would like to keep moving it forward.

Trustee Crosby said that it good to go through the exercise and get a better understanding and comfort level with the proposal. Director Nilsen will meet with Mr. Tsarpalas and the Vollings along with a Planning and Zoning Board member to help review scenarios with the property owners.

VIII. ADMINISTRATOR'S REPORT

Administrator Keim reported that Jason Treat, WWTP Operator is receiving the 2011 Central States Water Environment Association (CSWEA) Illinois Section Operations Award. Administrator Keim and Jason Treat will be attending the conference being held in May in Minnesota.

IX. VILLAGE CLERK'S REPORT

No report.

X. TRUSTEE REPORTS

Trustee Pierce discussed the recent Environmental Commission meeting and some of their long range plans which may include a community garden. He also briefly discussed funding for the commission at some time in the future.

Trustee Poulos said that he will be meeting with Administrator Keim, Finance Director McCarthy and Trustee Jozwiak regarding the finance committee liaison assignment.

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Mayor Hanson briefly discussed changing some liaison assignments and that Trustee Jozwiak will be assigned the public works committee.

Trustee Sakas said that he is meeting with Administrator Keim, Director Nilsen and Director Kudla to review their budget. He also reported there is a Planning and Zoning Board meeting scheduled later this week on March 10. Trustee Sakas said that there will be a short ceremony at 5:30 p.m. on March 16, at the Parks Office crowning the new Miss Antioch Queen, replacing the 2010 Miss Antioch who moved out of state.

Trustee Crosby said that he completed the budget review with the police department staff and there are a lot of initiatives to be discussed further down the road. He will be meeting with the fire department staff on March 8.

Trustee Wolczyk briefly discussed a former rescue squad member who was recently diagnosed with prostate cancer. He asked that everyone keep him and their family in their thoughts and prayers.

Trustee Jozwiak said there is a budget review meeting scheduled on March 23 and that he met with public works department staff earlier today.

XI. EXECUTIVE SESSION

Trustee Wolczyk moved, seconded by Trustee Crosby for the Mayor and Board of Trustees to go into executive session at 8:53 p.m. to discuss personnel and pending or threatened litigation. Upon roll call, the vote was:

YES: 6: Pierce, Poulos, Sakas, Crosby, Wolczyk and Jozwiak.

NO: 0.

THE MOTION CARRIED.

Trustee Sakas moved, seconded by Trustee Jozwiak for the Mayor and Board of Trustees to return from executive session to the open meeting at 9:25 p.m. with no action taken. Upon roll call, the vote was:

YES: 6: Pierce, Poulos, Sakas, Crosby, Wolczyk and Jozwiak.

NO: 0.

THE MOTION CARRIED.

XII. ADJOURNMENT

There being no further discussion, Trustee Jozwiak moved, seconded by Trustee Wolczyk to adjourn the regular meeting of the Board of Trustees at 9:25 p.m.

Respectfully submitted,

Candi L. Rowe, RMC/CMC
Village Clerk