

APPROVED MINUTES  
**VILLAGE OF ANTIOCH**  
**BOARD OF TRUSTEES; REGULAR MEETING**  
**Municipal Building: 874 Main Street, Antioch, IL**  
**September 19, 2011**

**I. CALL TO ORDER**

Mayor Hanson called the September 19, 2011 regular meeting before the Board of Trustees to order at 7:30 p.m. in the Antioch 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, Sakas, Poulos, Crosby, Dominiak and Jozwiak. Also present were Mayor Hanson, Administrator Keim, Attorney Long and Clerk Rowe.

**IV. MAYORAL REPORT**

**1. Mayoral Proclamation – Gold Star Mother’s Week; September 19-25, 2011** – Clerk Rowe read aloud the Mayoral Proclamation designating September 19-25, 2011 as ***Gold Star Mother’s Week*** in the Village of Antioch.

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

There was no one present in the audience who wished to address the Board at this time.

**VI. CONSENT AGENDA**

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

1. Approval of the September 6, 2011 regular meeting minutes as presented.

Upon roll call, the vote was:

**YES: 6:** Pierce, Sakas, Poulos, Crosby, Dominiak and Jozwiak.

**NO: 0.**

**THE MOTION CARRIED.**

**VII. REGULAR BUSINESS**

**2. Consideration of accounts payable as prepared by staff** – Trustee Poulos moved, seconded by Trustee Jozwiak to approve payment of accounts payable as prepared by staff and in the amount of \$171,904.85. Upon roll call, the vote was:

**YES: 6:** Pierce, Sakas, Poulos, Crosby, Dominiak and Jozwiak.

**NO: 0.**

**THE MOTION CARRIED.**

**3. Consideration of a motion authorizing the Village Administrator to draft and execute a Letter of Engagement with Hinshaw and Culbertson to initiate an application to amend the Village’s Facility Planning Area Boundary** - Director Nilsen reviewed background summary that was included in the agenda packet and said if approved, the Village Administrator could send a letter of engagement to Hinshaw and Culbertson. He said that each property owner would pay \$6000 each for the FPA amendment application. Director Nilsen discussed the three properties considered to be included in the amendment application being Emmons School, Spiro Hortis and Sequoit Harbor properties. Mayor Hanson asked if staff looked at other properties that may benefit from the amendment with Director Nilsen responding that the Ferris Farm may and he could reach out to the property owners. Director Nilsen explained that getting property approved in the FPA amendment does not automatically annex the property to the village or change the existing zoning.

Trustee Dominiak discussed environmental concerns regarding the Hortis property and asked for clarification in the amendment process because the three properties involved are in two different watersheds. Administrator Keim explained that sewer service is more environmentally sensitive and the amendment could allow for higher density. He said the Board may want to consider an economic generator in the location that could not happen with private sewer service. Trustee Dominiak asked if the application could be submitted for the two properties, Emmons and Sequoit Harbor and possibly include the Ferris Farm if they are interested while doing more research on the Hortis property. Attorney Long discussed the original condemnation and said that there is only higher ground left. Administrator Keim said that he’s not sure we would want to start the process with two separate petitions. Trustee Dominiak said that if the application is funded by the property owners and it’s approved by the IEPA, she asked if the Village would be liable if future development was not approved. Director Nilsen said the Village is not obliged to change the zoning designation. Administrator Keim said that submitting an application to amend the FPA sends a message that implies providing sewer service to that area.

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Trustee Pierce moved, seconded by Trustee Dominiak to authorize the Village Administrator to draft and execute a Letter of Engagement with Hinshaw and Culbertson to initiate an application to amend the Village's Facility Planning Area Boundary for the Emmons Grade School, Sequoit Harbor and Ferris properties, excluding the Spiro Hortis property.

Trustee Crosby said he doesn't want to predispose or prejudice and he felt that we should not bloc the study to be done. Director Nilsen explained that tonight's action does not change the zoning of the property and said that if approved, having sewer services could make property desirable for development. He further explained the application process and eventual hearing before the EPA. There was a brief discussion regarding the application process and if approved by the EPA, does the Village have an opportunity to accept it. Administrator Keim explained that if the application is approved, the property is then in our FPA.

Board members discussed having staff talk to the County and IDNR prior to submitting the application. Mayor Hanson said the FPA amendment request was brought to the Board last spring when staff was directed to see if other properties could be included; we are now sending mixed signals to the property owners and staff.

Trustee Pierce said that sometimes the Board's responsibility is to make decisions and not rely on other agencies. He asked the Board to vote on whether they approve high density development on the Hortis property. Trustee Poulos asked what the objection was because the parcel is not large. Trustee Pierce said that in the past, there was talk of high density commercial development right next to the Red Wing Slough. Director Nilsen explained the site is 12 acres and with the current R-1 zoning, the use by right is 12 single family residences. He said that if sewer service is added, the property would still be zoned R-1 and would still have that use by right. He further explained the process for zoning changes if requested. Trustee Crosby asked if the application process approves all or none of the properties. Administrator Keim responded that not all of the property has to be approved and the Village has to consent to the application process.

Trustee Pierce asked if Hortis property owner expressed interest in developing R-1 residential units. Director Nilsen said the owner did not express interest in developing R-1 housing. He explained that the property to the east is owned by the IDNR and there are 12 developable acres. Trustee Dominiak said the location is one of the entrances to the Village and that if we are "*Authentic by Nature*" we should protect that corner. Administrator Keim said if this is one of the main corridors to the Village, the Board should be careful of the statement they are sending regarding future development.

Trustee Poulos said that he would rather table this discussion in order to get more information before making a decision. Attorney Long asked Board members for direction so he can work with staff and he explained that we most likely will not have any answers from the IDNR or EPA without submitting an application.

Trustee Jozwiak moved, seconded by Trustee Poulos to table the discussion authorizing the Village Administrator to draft and execute a Letter of Engagement with Hinshaw and Culbertson to initiate an application to amend the Village's Facility Planning Area Boundary. Upon roll call, the vote was:

**YES: 5:** Sakas, Poulos, Crosby, Dominiak and Jozwiak.

**NO: 1:** Pierce.

**THE MOTION CARRIED.**

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

Administrator Keim said the Trustees have a report from Baxter & Woodman in their mail slots regarding Lake Michigan water study. He also said that he is attending a conference and will be back in the office on Thursday.

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

Clerk Rowe said the Antioch Community High School's Homecoming Parade is on Thursday, September 22. She asked Board members to let her know if they would be participating in the parade.

### **X. TRUSTEE REPORTS**

Trustee Pierce read a letter of appreciation from members of the Environmental Commission. They thanked Board members and staff for assistance in getting the community garden established this year. Trustee Pierce said that he expects to have a report from the Environmental Commission at the next Village Board meeting.

Trustee Sakas said that he has had conversations with staff regarding the industrial park areas and there may be a need at some time in the future to establish a TIF District.

Trustee Poulos asked when the signs regarding cell phone use would be installed. Administrator Keim said that we have the signs and will follow up with the public works department regarding the installation.

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Trustee Crosby discussed recent meetings that he attended with residents from the Woods of Antioch subdivision regarding traffic concerns on Wood Creek Drive and with residents from the Clublands subdivision regarding deck variances. Trustee Crosby also congratulated Mayor Hanson on his assistance regarding a recent arrest.

Trustee Dominiak said there is a Park Board meeting on Wednesday, September 21. She also apologized to Administrator Keim regarding the way her question to him at the last committee meeting may have been interpreted.

Trustee Jozwiak said the report regarding Lake Michigan water is for Antioch only. He said he would distribute copies of the reports regarding the other communities when he receives them.

Trustee Poulos discussed the last Committee of the Whole meeting and said that he had an issue with one of the staff member answers. He told Administrator Keim to have staff check the facts and take responsibilities for their own actions.

### **XI. CITIZENS WISHING TO ADDRESS THE BOARD**

Larry Albrecht, member of the Knights of Columbus organization, thanked the Board for listening to them at the Committee of the Whole meeting regarding their tag day fundraisers. He said although their fundraiser held last weekend was a success and there were no complaints, the event would have been better if they were able to use the Route 173 intersections.

### **XII. EXECUTIVE SESSION**

Mayor Hanson and the Board of Trustees did not go into executive session.

### **XII. ADJOURNMENT**

There being no further discussion, Trustee Jozwiak moved, seconded by Trustee Crosby to adjourn the regular meeting of the Board of Trustees at 8:30 p.m.

Respectfully submitted,

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Candi L. Rowe, RMC/CMC  
Village Clerk