

APPROVED MINUTES  
VILLAGE OF ANTIOCH  
BOARD OF TRUSTEES, REGULAR MEETING  
Municipal Building: 874 Main Street, Antioch, IL  
November 16, 2015

**I. CALL TO ORDER**

Mayor Hanson called the November 16, 2015 regular meeting of the Board of Trustees to order at 7:31 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: Macek, Poulos, Jozwiak, Dominiak, Pierce and Johnson. Also present were Mayor Hanson, Attorney Long, Administrator Keim and Clerk Folbrick.

**IV. Absent Trustees Wishing to Attend Remotely**

There were no trustees wishing to attend remotely.

**V. MAYORAL REPORT**

Mayor Hanson wished Parks Director Shawn Roby a happy 40<sup>th</sup> birthday.

**Citizens Wishing to Address the Board**

Mr. Craig Fox, township resident, related an incident that occurred when he called the paramedics to his house for his son. He expressed concern with the level of care his son received from emergency responders, including police, fire and paramedics. He asked that further training and protocol be done with paramedics. He related that the Lake County Sherriff officers involved in the incident were disciplined. Administrator Keim said he will look into the situation.

Mr. Eddie Sheridan, Heron Harbor resident and Master Association President, discussed tree replacement in the subdivision, and funding opportunities to replace the trees in the early spring. Mayor Hanson said that it will be considered during the next budget discussions. He discussed the need for a stop light at Bowles Road and a speed reduction to assist with exiting the subdivision. He asked the board to consider a bike lane, crosswalk or sidewalk in the subdivision. The association plans to remove the current Heron Harbor signs, and asked that approval be granted for the sign. Administrator Keim said no application has been made for a permit. He reported a fence that is in disrepair at the southwest corner of Bowles Road. Trustee Dominiak referred Mr. Sheridan to the request for service module on the Village of Antioch website. He asked about an improvement fund when WalMart was built. Mayor Hanson stated that that fund has been out of service for more than 5 years.

**VI. CONSENT AGENDA**

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

1. Approval of a Resolution approving the Antioch Chamber 2016 Events – *Resolution No. 15-83*
2. Approval of a Resolution terminating the Intergovernmental Agreement that created the Lake and McHenry Counties Fire Departments Specialized Response Team, hereinafter referred to as SRT – *Resolution No. 15-84*

Upon roll call, the vote was:

**YES: 6:** Macek, Poulos, Jozwiak, Dominiak, Pierce and Johnson.

**NO: 0.**

**ABSENT: 0.**

**THE MOTION CARRIED.**

**REGULAR BUSINESS**

**3. Approval of the November 2, 2015 regular meeting minutes as presented -** Trustee Jozwiak moved, seconded by Trustee Johnson to approve the November 2, 2015 meeting minutes as presented.

Trustee Macek asked to include comments made by Mr. Waschow regarding the termination of water service at the request of a homeowner. He asked that there is a record that it was discussed. Administrator Keim explained the protocol and Trustee Dominiak asked that it be placed on the website for residents information. Attorney Long advised that turning the water off is constructive eviction. A review of the policy will be brought back for discussion.

Upon roll call, the vote was:

**YES: 6:** Macek, Poulos, Jozwiak, Dominiak, Pierce and Johnson.

**NO: 0.**

**ABSENT: 0.**

**THE MOTION CARRIED.**

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**4. Consideration of payment of accounts payable as prepared by staff** – Trustee Poulos moved, seconded by Trustee Jozwiak to approve payment of accounts payable as prepared by staff in the amount of \$273,658.60. Upon roll call, the vote was:

**YES: 6:** Macek, Poulos, Jozwiak, Dominiak, Pierce and Johnson.

**NO: 0.**

**ABSENT: 0.**

**THE MOTION CARRIED.**

**5. Consideration of a Resolution Authorizing the Execution of a Renewed and Restated Development Agreement Relating to the Clublands Subdivision** – Trustee Dominiak moved, seconded by Trustee Jozwiak, to approve **Resolution No. 15-85** Authorizing the Execution of a Renewed and Restated Development Agreement Relating to the Clublands Subdivision. Upon roll call, the vote was:

**YES: 4:** Poulos, Jozwiak, Dominiak and Pierce.

**NO: 0.**

**ABSTAIN: 2:** Macek and Johnson.

**ABSENT: 0.**

**THE MOTION CARRIED.**

**6. Consideration of an Ordinance Providing for Issuance of not to exceed \$26,000,000 Village of Antioch Lake County, Illinois Special Service Areas number One and Two Special Tax Refunding Bonds, Series 2015 (Deercrest/Clublands Project) and Providing for the Levy of a Direct Annual Tax on Taxable Property Therein for the Payment of Principal of and Interest on such bonds** – Trustee Dominiak moved, seconded by Trustee Poulos, to approve **Ordinance No. 15-11-15** Providing for Issuance of not to exceed \$26,000,000 Village of Antioch Lake County, Illinois Special Service Areas number One and Two Special Tax Refunding Bonds, Series 2015 (Deercrest/Clublands Project) and Providing for the Levy of a Direct Annual Tax on Taxable Property Therein for the Payment of Principal of and Interest on such bonds, waiving the second reading.

Trustee Jozwiak asked for the proposed interest rate. Administrator Keim said the Series A is at 4% and Series B is 6%. The parameters ordinance sets parameters for the bond so that they do not exceed \$27 million or 7%. The parameter of at least \$2 million must be saved in order to continue with the transaction. Mr. Davidson indicated that the relative percentage is set based on marketing considerations and coverage based on financial models are needed to sell the bonds to purchasers.

Trustee Johnson stated for the record that he is abstaining because he is a resident in the subdivision. Trustee Macek stated he is abstaining due to his professional licensure.

Upon roll call, the vote was:

**YES: 4:** Poulos, Jozwiak, Dominiak and Pierce.

**NO: 0.**

**ABSTAIN: 2:** Macek and Johnson.

**ABSENT: 0.**

**THE MOTION CARRIED.**

**7. Consideration of a Resolution Authorizing the Acquisition of Certain Tax Certificates by the Village and Transfer thereof to Developer pertaining to the Clublands and Deercrest Developments** – Trustee Poulos moved, seconded by Trustee Dominiak, to approve **Resolution No. 15-86** Authorizing the Acquisition of Certain Tax Certificates by the Village and Transfer thereof to Developer pertaining to the Clublands and Deercrest Developments. Upon roll call, the vote was:

**YES: 4:** Poulos, Jozwiak, Dominiak and Pierce.

**NO: 0.**

**ABSTAIN: 2:** Macek and Johnson.

**ABSENT: 0.**

**THE MOTION CARRIED.**

**8. Consideration of an Ordinance Adopting an Amendment to the Official Comprehensive Plan for Approximately 16 acres at the northeast corner of Illinois Route 173 and Deep Lake Road** – Trustee Dominiak moved, seconded by Trustee Jozwiak, to approve **Ordinance No. 15-11-16** Adopting an Amendment to the official Comprehensive Plan for Approximately 16 acres at the northeast corner of Illinois Route 173 and Deep Lake Road.

Trustee Pierce asked about wetlands 1, 2 and 5 that are not under the US Army Corps of Engineers and if they must still apply for a permit. Administrator Keim replied that during final engineering, wetlands will need to be addressed to the satisfaction of our ordinance and any other enforcing jurisdiction.

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Trustee Dominiak asked if all documentation will be presented during final plat approval. Administrator Keim indicated that the petitioner will need approval from IDNR, Lake County DOT, IDOT, and all agencies will need to sign off for the final plat approval.

Trustee Pierce said that one of the requirements is less stringent than neighboring property, and suggested that this property should be treated the same. He would like a discussion regarding salt requirements and uniformity. Administrator Keim replied that the only specific requirement related to salt removal is at Walmart and Menards, and those restrictions were not placed by the Village, but was proposed during the concept phase by the developer. After it was offered by petitioner, it became enforceable by the Planned Unit Development. Administrator Keim said he put request forward to EPA and didn't get anywhere, but that could be revisited. The requirement is site specific.

Upon roll call, the vote was:

**YES: 6:** Macek, Poulos, Jozwiak, Dominiak, Pierce and Johnson.

**NO: 0.**

**ABSENT: 0.**

**THE MOTION CARRIED.**

**9. Consideration of an Ordinance Zoning Approximately 16 acres at the Northeast Corner of Illinois Route 173 and Deep Lake Road in the B-2 General Retail Business District – PZB 15-05** - Trustee Dominiak moved, seconded by Trustee Jozwiak, to approve **Ordinance No. 15-11-17** Zoning Approximately 16 acres at the Northeast Corner of Illinois Route 173 and Deep Laek Road in the B-2 General Retail Business District – PZB 15-05. Upon roll call, the vote was:

**YES: 6:** Macek, Poulos, Jozwiak, Dominiak, Pierce and Johnson.

**NO: 0.**

**ABSENT: 0.**

**THE MOTION CARRIED.**

**10. Consideration of an Ordinance Granting a Special Use for a Planned Unit Development on Approximately 16 acres at the northeast corner of Illinois Route 173 and Deep Lake Road** – Trustee Jozwiak moved, seconded by Trustee Johnson, to approve the first reading of **Ordinance No. 15-11-18** Granting a Special use for a Planned Unit Development on Approximately 16 acres at the northeast corner of Illinois Route 173 and Deep Lake Road. Upon roll call, the vote was:

**YES: 6:** Macek, Poulos, Jozwiak, Dominiak, Pierce and Johnson.

**NO: 0.**

**ABSENT: 0.**

**THE MOTION CARRIED.**

**11. Consideration of a Resolution Authorizing the Waiver of Permit Fees Friends of Lake Antioch Zoning Variance Petition** – Trustee Jozwiak moved, seconded by Trustee Johnson, to approve **Resolution No. 15-87** Authorizing the Waiver of Permit Fees for Friends of Lake Antioch Zoning Variance Petition.

Trustee Poulos commented that the board should consider that a waiver of fees may be setting a precedent. Trustee Jozwiak commented that the petitioners are not a 501c3, but are a non-profit that put all of their money back into the lake. Trustee Poulos said this is a special case in the interest of public safety. Trustee Dominiak added that the overrun of the dam could have implications on the lift station nearby as well, and the impact further downstream could be worse. Attorney Long stated that the request may be justified with the protection of the dam due to consequences if the dam be damaged.

Upon roll call, the vote was:

**YES: 6:** Macek, Poulos, Jozwiak, Dominiak, Pierce and Johnson.

**NO: 0.**

**ABSENT: 0.**

**THE MOTION CARRIED.**

**12. Consideration of a Resolution authorizing the Village Administrator to execute a first amendment to the water tower lease agreement with Verizon Wireless** – Administrator Keim stated that Verizon wants to install an emergency generator and would like to modify their agreement to allow placement of the generator for an additional \$100 per month in rent. Trustee Pierce asked if there was power at that tower, and if we were allowed to tap into the generator. Administrator Keim will discuss the needs with staff and make the request if warranted.

Trustee Jozwiak moved, seconded by Trustee Johnson, to approve **Resolution No. 15-88** authorizing the Village Administrator to execute a first amendment to the water tower lease agreement with Verizon Wireless. Upon roll call, the vote was:

**YES: 6:** Macek, Poulos, Jozwiak, Dominiak, Pierce and Johnson.

**NO: 0.**

**ABSENT: 0.**

**THE MOTION CARRIED.**

## APPROVED MINUTES

### **VII. ADMINISTRATOR'S REPORT**

Administrator Keim updated the board on interviews and narrowing the position of Community Development to 2 candidates. He said he will be at training in Madison next 2 days. Mayor Hanson asked if lights were being worked on. Administrator Keim replied that public works is working on the lights.

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

No report.

### **IX. TRUSTEE REPORTS**

Trustee Johnson announced the cancellation of the Park board meeting for November and the upcoming Joint Fire Committee meeting on Wednesday. He announced the Christmas parade is a week from Friday. He asked if HR Green is working on a procedure for neighborhood requests to go through a process.

Trustee Dominiak thanked staff for their work on the SSA, and reported on the town hall meeting with Representative Jesiel and County Representative Pedersen at the Senior Center.

### **X. EXECUTIVE SESSION – Personnel, Pending/Probable Litigation, Sale or Lease of Village Property, Executive Session Minutes, Collective Bargaining - Personnel**

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

Village resident Ann Hitschell asked about agenda item #7 and if this means that Mr. Mertz will pay all of the outstanding county taxes. Administrator Keim explained that the resolution authorized the Village to work with Lake County to temporarily obtain and pass them to the developer. He does not know if it will be every property.

### **XI. ADJOURNMENT**

There being no further discussion, Trustee Johnson moved, seconded by Trustee Pierce to adjourn the regular meeting of the Board of Trustees at 8:42 p.m.

Respectfully submitted,

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Lori K. Folbrick  
Village Clerk