

APPROVED MINUTES

**VILLAGE OF ANTIOCH
BOARD OF TRUSTEES
PUBLIC HEARING – 7:00 PM
Municipal Building: 874 Main Street, Antioch, IL
April 17, 2017**

I. CALL TO ORDER

Mayor Hanson called the April 17, 2017 Public Hearing regarding a request for annexation of property to the Village of Antioch commonly known as 22855 W. Route 173 to order at 7:05 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 and Dominiak. Also present were Mayor Hanson, Attorney Long, Administrator Keim and Clerk Romine. Absent: Trustees Pierce and Johnson.

IV. PUBLIC HEARING REGARDING A REQUEST FOR ANNEXATION OF PROPERTY TO THE VILLAGE OF ANTIOCH COMMONLY KNOWN AS 22855 W ROUTE 173

– Clerk Romine read aloud the public hearing notice and administered the oath to those who wished to testify.

Director Garrigan presented the request for annexation and rezoning of approximately 13 acres located on Route 173 west of Menards on the South Side of Route 173 adjacent to Lincoln Avenue. The applicant is seeking a B-3 zoning classification and special use and concept plan approval. Director Garrigan reviewed the concept plan and indicated that there are no proposed users at this time. He indicated that the access points are conceptual only, and the board will have an opportunity for review again during the site plan review process. The Illinois Department of Transportation (IDOT) has final say over access points into the development. There was support at Planning and Zoning for B-1 zoning, however the applicant believes B-3 is more appropriate considering nearby properties.

Ms. Debbie Haddad, attorney for the petitioner, and Dwight Trostle, engineer for the property, were available to answer any questions.

Mr. Andy Suhling, Lincoln Avenue resident, expressed concern with traffic flow coming off of Lincoln onto Route 173. He provided a suggestion to alleviate the ingress and egress at Lincoln and was amenable to placing a road on the north side of his property.

Trustee Pierce arrived at 7:14pm.

Mr. Trostle is currently trying to coordinate with IDOT on placement of stop lights for the development. He commented that the plan is conceptual, and IDOT is looking at a potential for medians in the area in the future. Administrator Keim discussed IDOT approval and the proposals they have in place. Trustee Poulos commented that he is against placing a median on Route 173.

Trustee Pierce said he would like to see businesses and development, but does not want to negatively impact adjacent residential areas. Administrator Keim said they are working with all parties involved, and must comply with IDOT requirements.

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Ms. Linda Wittek, Lincoln Avenue resident, expressed concern with a commercial development in the area considering accidents in the area at Grimm Road, and stormwater runoff onto neighboring property. Trustee Dominiak responded that the drainage and wetlands were discussed at the Planning and Zoning Board. Mr. Trostle said they will be working with Lake County Stormwater Management in order to ensure proper drainage. He further discussed best management practices incorporated into the site. Per Lake County regulations, stormwater cannot release at a higher rate than it is currently released. Mr. Trostle discussed stormwater management during the construction process as well.

Those present discussed permit requirements, agencies involved in overseeing permits for the project, and best management practices.

Ms. Valerie Hansen, Lincoln Avenue resident, discussed the characteristics of her neighborhood and the impact of developments on current residents. She discussed honoring the wetlands and maintaining the authenticity of Antioch. She indicated that Antioch should have a vision. Mayor Hanson replied that there is a vision and said the board has done a tremendous job in balancing the tax base and economic growth.

Trustee Poulos discussed the land remaining in the Village and the limited amount available for development. Director Garrigan depicted the land use map and the property available for development that is not protected by forest preserve or wetlands.

Trustee Pierce asked what will happen with Grimm Road. Director Garrigan said they are currently working with the engineer on getting cost estimates and aligning the intersection to vacate the property.

Trustee Jozwiak moved, seconded by Trustee Pierce, to close the public hearing regarding the annexation of property located at 22855 W. Route 173. Upon roll call, the vote was:

YES: 5: Macek, Poulos, Jozwiak, Dominiak and Pierce.

NO: 0.

ABSENT: 1: Johnson.

THE MOTION CARRIED.

V. ADJOURNMENT

There being no further discussion, the Village Board of Trustees Public Hearing adjourned at 7:44 p.m.

Respectfully submitted,

Lori K. Romine, RMC/CMC
Village Clerk