

APPROVED MINUTES

**VILLAGE OF ANTIOCH
BOARD OF TRUSTEES
PUBLIC HEARINGS – 7:00 PM
Municipal Building: 874 Main Street, Antioch, IL
June 12, 2017**

I. CALL TO ORDER

Mayor Hanson called the June 12, 2017 Public Hearings to order at 7:02 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: Poulos, Johnson and Macek. Also present were Mayor Hanson, Attorney Long, Administrator Keim and Clerk Romine. Absent: Trustees Jozwiak, Pierce and Dominiak.

IV. PUBLIC HEARING REGARDING A REQUEST FOR PROPOSED ANNEXATION AGREEMENT FOR THE PROPERTY COMMONLY KNOWN AS SKIPPER BUDS AND LOCATED AT 24891 W ROUTE 173. – Clerk Romine administered the oath to those who wished to testify.

Director Garrigan reviewed the request for a formal annexation and rezoning of the property which is contiguous to the Village of Antioch and highlighted the proposed annexation agreement. The applicant is requesting the annexation of approximately 4 acres to be zoned B-3. Concerns related to the architecture of the showroom have been raised, and are highlighted in the staff report.

Trustee Poulos asked about the buffering on the west side of the property. A representative from Skipper Buds said he plans on coming in with a landscape plan during the site plan approval. Attorney for the petitioner, Matt DeMartini, said they will cooperate with any reasonable request of the Village.

Mr. Steve Siedlecki, resident adjacent to the proposed annexation and rezoning, has lived there for 20 years. He expressed concern with a commercial lot across the street and asked to leave the lots in the California Ice and Coal Association alone. He added that he is against the rezoning of those lots, and stated his concern with the impact this development will have on the value of his home. Of the 6 lots, 3 are already zoned commercial, and he thinks the remaining 3 should remain residential to minimize the impact to his residence.

Director Garrigan related the concerns expressed at the Planning & Zoning Board hearing. The applicant is proposing a 10-foot landscape buffer and will need to come in for a site plan review as it is only a concept at this time. The applicant is seeking relief on the buffer requirement to allow a smaller buffer on the site, which is also included in the annexation agreement. Trustee Poulos agrees a 10-foot buffer may be small. Attorney DeMartini replied that they would do anything they can to mitigate the impact on the neighbors. Director Garrigan pointed out that his staff report shows the request for relief from the 40-foot buffer requirement. He outlined current ordinance requirements which would require a 20-foot buffer along Route 173, a 10-foot landscaping buffer along First Street and 40-foot buffer abutting the property, which is what the applicant is seeking relief for.

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Mr. Chris Gluck spoke of his neighboring property and raised concerns with the impact of the development on neighbors.

Attorney Long said the annexation agreement would be a binding agreement if approved, and that includes relief of the landscaping buffer.

Trustee Macek discussed light pollution and said the development should be held to the same standard as others. Attorney DeMartini said his client is willing to amend their buffer request to 25 feet.

Mrs. Debbie Siedlecki discussed the lack of a plan at this time, and asked how they could know they need a lesser buffer along First Street if the plan is only conceptual in nature.

Those present discussed access points on Route 173, IDOT's jurisdiction of those access points, and the impact on the neighboring property. Director Garrigan stated that access and other issues will be discussed as a part of the site plan review process. The annexation agreement, and the relief for a buffer contained in the annexation agreement is what is being considered this evening. A 25-foot buffer was proposed by the applicant.

Mr. Gluck said he doesn't know how much of a difference 25-feet makes to Skipper Buds, but he said it will mean a lot to residents. Attorney Long explained that an annexation agreement is executed at the time of annexation, and sets forth the parameters on what special rules will apply to the parcel in question. The board has complete discretion on whether or not to annex a property. The terms of the annexation agreement are good for 20 years. He advised the board that they have 3 choices on the question of annexation; to refuse, accept, or negotiate the annexation agreement. Mr. Gluck asked the board to consider keeping the 40-foot buffer as required by code.

Trustee Poulos mentioned that if they agree on a 25-foot buffer the applicant should be prepared to present a landscape buffer.

Mrs. Siedlecki, neighboring property owner, discussed the egress and asked why the concept plan does not address an egress on First Street. She proposed taking one of the residential lots to provide enough of a setback for an egress and stated that all other egresses are within the commercial areas.

Attorney DeMartini said they do not know what IDOT will require as it relates to egress.

Trustee Johnson moved, seconded by Trustee Poulos, to close the public hearing on the annexation for the property commonly known as Skipper Buds located at 24891 W Route 173. Upon roll call, the vote was:

YES: 3: Poulos, Johnson and Macek.

NO: 0.

ABSENT: 3: Jozwiak, Pierce and Dominiak.

THE MOTION CARRIED.

V. PUBIC HEARING REGARDING A PROPOSED ANNEXATION AGREEMENT FOR THE PROPERTY COMMONLY KNOWN AS KUNES FORD AND LCOATED AT 23145 W ILLINOIS ROUTE 173, ANTIOCH - Clerk Romine administered the oath to those who wished to testify.

Director Garrigan reviewed the request for a formal annexation and rezoning of the property which is contiguous to the Village of Antioch. The proposed annexation is included along with a staff report and annexation agreement. He added that there is an economic incentive agreement, and the

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petitioners have agreed to sell future right-of-way to the Village of Antioch for Grimm Road and its realignment. He further stated that, as a part of the agreement, the Village will be obligated to build a stormwater retention pond which will service the Kunes site. The village is agreeing to waive certain commercial fees which is typical, but the applicant will be responsible for paying building and tap-on fees.

Trustee Poulos moved, seconded by Trustee Johnson, to close the public hearing on the annexation for the property commonly known as Kunes Ford located at 23145 W Route 173. Upon roll call, the vote was:

YES: 3: Poulos, Johnson and Macek.

NO: 0.

ABSENT: 3: Jozwiak, Pierce and Dominiak.

THE MOTION CARRIED.

VI. PUBLIC HEARING ON THE ANNUAL APPROPRIATION ORDINANCE FOR FISCAL YEAR 2017-2018 - Clerk Romine administered the oath to those who wished to testify.

Director McCarthy reviewed the ordinance, and reason for adoption. She explained that the appropriation gives spending authority to the Village of Antioch and that it must be adopted before the end of the first quarter of the fiscal year.

Trustee Johnson moved, seconded by Trustee Poulos, to close the public hearing on the annual appropriation ordinance. Upon roll call, the vote was:

YES: 3: Poulos, Johnson and Macek.

NO: 0.

ABSENT: 3: Jozwiak, Pierce and Dominiak.

THE MOTION CARRIED.

VI. ADJOURNMENT

There being no further discussion, the Village Board of Trustees Public Hearings adjourned at 7:47 p.m.

Respectfully submitted,

Lori K. Romine, RMC/CMC
Village Clerk