

APPROVED MINUTES
VILLAGE OF ANTIOCH
BOARD OF TRUSTEES, REGULAR MEETING
Municipal Building: 874 Main Street, Antioch, IL
August 14, 2017

I. CALL TO ORDER

Mayor Hanson called the August 14, 2017 regular meeting of the Board of Trustees to order at 7:35 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: Jozwiak, Pierce, Poulos, Dominiak, Johnson and Macek. Also present were Mayor Hanson, Attorney Long, Administrator Keim and Clerk Romine.

IV. Absent Trustees Wishing to Attend Remotely

There were no absent Trustees wishing to attend remotely.

V. MAYORAL REPORT

1. Appoint Anna Andersen to the Environmental Commission with a term ending 2018 –

Trustee Jozwiak moved, seconded by Trustee Johnson, to confirm the appointment of Anna Anderson to the Environmental Commission with a term ending 2018. Upon roll call, the vote was:

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

NO: 0.

ABSENT: 0.

THE MOTION CARRIED.

Following her appointment, Clerk Romine administered the oath of office to Member Andersen.

2. Appoint Robbie Spencer as Director of Parks & Recreation –

Mayor Hanson said Mr. Spencer is with us tonight to replace former Director Shawn Roby. Mr. Spencer provided an overview of his experience with Parks & Rec. Administrator Keim discussed the recruitment process, and ultimate selection of Mr. Spencer. Mayor Hanson commented on Robbie's previous accomplishments, and hopes he can bring that same talent to Antioch.

Trustee Jozwiak moved, seconded by Trustee Pierce, to confirm the appointment of Robbie Spencer as Director of Parks & Recreation. Upon roll call, the vote was:

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

NO: 0.

ABSENT: 0.

THE MOTION CARRIED.

VI. Non Action Items for Discussion

Dennis Downes Art Project – Mayor Hanson provided a history of Mr. Downes career and invited Mr. Downes to speak on his project. Mr. Roger Shule, former art teacher and Antioch Fine Arts Foundation Representative, spoke about Dennis' passion for art, and his lifelong pursuit of art. He thinks it would be great to have his work featured in downtown Antioch.

Ms. Gail Spring, Dennis' wife, discussed the trail marker trees and Dennis' focus on that aspect of Native American history. He has been recognized by the native Americans, and has completed a book which is nearly sold out.

Mr. Dennis Downes discussed sculptures on display in Chicago, and other cities around the country. He sponsored trips taken by Dr. Raymond Janssen, and has been to 42 states, 5 provinces, and has traveled the country to gather more information related to the subject. Without Lake and Cook Counties, the history of the trail marker trees would have easily been forgotten. His goal is to have a 7-foot bronze sculpture of a realistic county trail marker tree to be placed somewhere in the downtown area with a plaque explaining its history. He hopes to educate and bring people out into the field.

Mayor Hanson provided a background of Dennis' art and the history of the Indians in the area. He knows of other communities that would be happy to have the sculpture, and would like to have it in his hometown. Mr. Downes commented that there would be an enormous dedication of the sculpture, which would be a rather large event for our town.

Trustee Pierce commented that Antioch needs to increase our art presence in order to get people to visit town and supports the sculpture. Trustee Dominiak thinks that it fits with our heritage, and added that the community vision survey revealed that residents want more art. Trustee Johnson appreciates all of the work and thinks it's a good idea. Trustee Macek agrees with all of the comments,

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and would like to figure out a way to fund this other than using taxpayer money and put a program together. Administrator Keim suggested paperwork be prepared for a formal decision. He discussed funds available in the budget for elected officials that could accommodate this expenditure. He added that he would like to find placement and work up a proposal to understand costs & locations, similar to the process used for the street clock.

Citizens Wishing to Address the Board

Mr. Matthew Johnson and Richard Winters addressed the board regarding the chemical spill. They own Lou's Renew Furniture and repair on Anita. Since that time they have been asked to move and leave the area after a red-tag was issued for the property. They explained that they are in need of manufacturing or light industrial space to conduct their business. They don't know when or if they will be able to open up again. Mr. Johnson said he has been in contact with the land owner, and wants to know how quickly the chemicals can be cleaned up so they can return to their business. Attorney Long said it is an investigation and enforcement action is being overseen by the EPA. He added that the Village of Antioch cannot do anything until they release the property, then we have an opportunity to look at the site and make a determination on the safety for specific uses in the building. Administrator Keim said the fire chief is actively involved in the investigation, and will give them occupancy once it's safe without creating liability for the Village. Staff will work towards getting answers on a timeline.

VII. CONSENT AGENDA

Trustee Pierce moved, seconded by Trustee Poulos, to approve the following consent agenda items as presented. *Item # 5 regarding the special event liquor license for the Antioch Firefighters Association was withdrawn by the applicant.

1. Approval of the July 10, 2017 public hearing and regular meeting minutes as amended.
2. Approval of a Resolution for a special event liquor license request from the Village of Antioch for Fall Wine Walk on September 30, 2017, waiving all fees – *Resolution No. 17-42*
3. Approval of a Resolution granting a special event liquor license to Antioch Rotary Scholarship Foundation for their Rotary Pork Chop BBQ & Auction on October 7, 2017, waiving all fees – *Resolution No. 17-43*
4. Approval of a Resolution granting a special event liquor license to St. Peter's Church for their golf outing on August 26, 2017 – *Resolution No. 17-44*
5. *Approval of a Resolution granting a special event liquor license to Antioch Firefighters Association for their Annual Street Dance on September 9, 2017, waiving all fees – *withdrawn by the applicant*

Upon roll call, the vote was:

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

NO: 0.

ABSENT: 0.

THE MOTION CARRIED.

VIII. REGULAR BUSINESS

6. Approval of a Resolution relating to participation by elected officials in the Illinois Municipal Retirement Fund – *Resolution No. 17-45*

Trustee Jozwiak moved, seconded by Trustee Poulos, to approve Resolution No. 17-45 relating to participation by elected officials in the Illinois Municipal Retirement Fund. Administrator Keim explained that we are required by IMRF to pass a resolution every 2 years predicated on the number of hours worked by the mayor.

Upon roll call, the vote was:

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

NO: 0.

ABSENT: 0.

THE MOTION CARRIED.

7. **Consideration to ratify payment of the July 24, 2017 accounts payable as prepared by staff** – Trustee Poulos moved, seconded by Trustee Dominiak, to ratify the payment of the July 24, 2017 accounts payable as prepared by staff in the amount of \$831,526.79, adding that there was a large amount for the IEPA bond payment. Upon roll call, the vote was:

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

NO: 0.

ABSENT: 0.

THE MOTION CARRIED.

8. **Consideration of payment of accounts payable as prepared by staff** – Trustee Poulos moved, seconded by Trustee Jozwiak, to approve the payment of accounts payable as prepared by staff in the amount of \$361,801.41. Upon roll call, the vote was:

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

NO: 0.

ABSENT: 0.

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THE MOTION CARRIED.

9. Consideration of an Ordinance granting a special use for an electronic message graphic (EMG) sign at Antioch Fine Wines & Liquors located at the corner of Route 83 and Route 173 – Director Garrigan provided an overview of the request from Antioch Fine Wines & Liquors. They currently do not have a monument or pylon sign, and are requesting a special use for the sign and requesting relief for the height of the sign. This did receive a favorable recommendation from the Planning and Zoning Board for the sign itself.

Trustee Jozwiak asked if landscaping was included. Director Garrigan replied that one of the recommendations from the Planning and Zoning Board was to include natural landscaping.

Trustee Pierce asked if it was just an LED sign similar to Walgreens, or if it would have the capability of graphics. Director Garrigan said the ordinance limits lettering to white or red, and prohibits streaming or graphics.

Trustee Dominiak asked for a list of the variances. Director Garrigan replied that they are seeking variance from the 8-foot height requirement, relief from landscaping requirement due to existing asphalt, relief from distance from an existing LED sign (at Walgreens), and relief from materials. Director Garrigan stated that the Planning and Zoning Board took issue with the use of faux brick for the sign, so the applicant resubmitted their proposal with the current proposed material of aluminum. Trustee Dominiak asked if they need to dig a hole to install the sign. Mr. Andrew Bauman said they will need to dig a hole, which is why they need relief from an 8-foot height requirement since the property dips down in the area. Trustee Dominiak asked if more landscaping could be accommodated since they are already digging the hole for the sign. Mr. Bauman replied that the distance from the curb to the building does not allow additional landscaping. Trustee Dominiak expressed concern with the materials since this is a gateway into our community and cannot support putting in a sign that does not meet the material requirements of the Village Code. Mr. Bauman replied that real brick would be an additional \$11,000 to install. He provided a sample of the proposed material which he said will outlast brick.

Trustee Macek thinks it's important for the sign to match the building and does not see a problem with the proposed materials.

Mr. Adam Kosh, Antioch Fine Wine & Liquors, said the Planning and Zoning Board had no interest in faux brick, so the contractor and staff came up with this solution.

Those present further discussed materials for the sign, and alternative options and their costs.

Trustee Jozwiak moved, seconded by Trustee Poulos, to approve **Ordinance No. 17-08-30** granting a special use for an electronic message graphic (EMG) sign at Antioch Fine Wines & Liquors located at the corner of Route 83 and Route 173, waiving the second reading. Upon roll call, the vote was:

YES: 4: Jozwiak, Poulos, Johnson and Macek.

NO: 2: Pierce and Dominiak.

ABSENT: 0.

THE MOTION CARRIED.

10. Consideration of a Resolution approving the site plan for Skipper Buds – Director Garrigan said the Village Board approved annexation and rezoning for this development. The first phase will include 3 storage buildings, a retention pond, and will incorporate an extensive buffer comprised of approximately 32-35 feet of landscaping and double the number of evergreens. This site plan received a unanimous recommendation by the Planning and Zoning Board.

Trustee Poulos asked about the buffer and if the applicant intended to keep the buffer the same throughout the site. Director Garrigan replied that they will have to meet the terms of the annexation agreement, and the board will have another opportunity to review the commercial site plan once it's submitted.

Trustee Dominiak moved, seconded by Trustee Jozwiak to approve **Resolution No. 17-46** approving the site plan for Skipper Buds with the following stipulations:

1. Compliance with the requirements of the Village Engineer.

2. Compliance with the requirements of the Antioch Fire Protection District.

3. Any lighting fixture wall pack shall comply with Village Ordinance as it relates to being set at a ninety degree angle towards the ground.

Upon roll call, the vote was:

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

NO: 0.

ABSENT: 0.

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11. Consideration of a Special Use Ordinance Granting a Special use for Dragonfly Bed & Breakfast located at 1034 Main Street (PZB 17-10/SU) – Director Garrigan provided an overview of the proposed use for a bed & breakfast and reviewed the site plan including parking, and showed pictures of the interior. He stated that staff recommends approval, and there was unanimous approval by the Planning and Zoning Board.

Trustee Jozwiak moved, seconded by Trustee Pierce to approve **Ordinance No. 17-08-31** for a Special Use for Dragonfly Bed & Breakfast located at 1034 Main Street, waiving the second reading. Upon roll call, the vote was:

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

NO: 0.

ABSENT: 0.

THE MOTION CARRIED.

12. Consideration of a Resolution approving the site plan for Antioch Eye Associates - Director Garrigan provided an overview of the proposed business to the east of the VFW. The applicant received favorable recommendation from the Planning and Zoning Board with one modification. The applicant originally proposed a separate dedicated access point, and has been working with VFW, and are now proposing to consolidate their access point with the VFW. Staff is comfortable with the revision.

Trustee Jozwiak moved, seconded by Trustee Pierce, to approve **Resolution No. 17-47** approving the site plan for Antioch Eye Associates.

Trustee Jozwiak asked for clarification that they will share the access drive, and the Dr. office will be responsible for maintenance.

Trustee Pierce asked if there was any concern with flooding on the site. Mr. John Tack, civil engineer on the project, said any water or rainfall will get conveyed around the berm and to the west, so there should not be additional water. The natural drainage pattern is east to west and north to south.

Upon roll call, the vote was:

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

NO: 0.

ABSENT: 0.

THE MOTION CARRIED.

13. Consideration of a Resolution authorizing the waiver of fees for St. Ignatius Gods Will Resale Shop plumbing permit - Trustee Poulos moved, seconded by Trustee Dominiak, to approve **Resolution No. 17-48** authorizing the waiver of fees for St. Ignatius Gods Will Resale Shop plumbing permit. Upon roll call, the vote was:

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

NO: 0.

ABSENT: 0.

THE MOTION CARRIED.

14. Consideration of an Resolution authorizing reimbursement to Premier Residential Management for Redwing View Subdivision parkway tree planting – Administrator Keim provided a brief overview of the bulk purchases and cost sharing program for the replacement of parkway trees. Redwing view has offered to procure their own trees for the fall planting, and be reimbursed by the Village for 50% of the fall planting. The proposal includes species, caliper, and Village Public Works maintains rights over location.

Trustee Pierce moved, seconded by Trustee Jozwiak, to approve **Resolution No. 17-49** authorizing reimbursement to Premier Residential Management for Redwing View Subdivision parkway tree planting. Upon roll call, the vote was:

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

NO: 0.

ABSENT: 0.

THE MOTION CARRIED.

15. Consideration of a Resolution granting building rehabilitation funds to Lovin' Oven Bakery - Trustee Dominiak moved, seconded by Trustee Jozwiak to approve **Resolution No. 17-50** granting building rehabilitation funds to Lovin' Oven Bakery. Upon roll call, the vote was:

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

NO: 0.

ABSENT: 0.

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16. Consideration of approving an economic agreement with Major User and the Antioch Corporate Park TIF - Trustee Dominiak moved, seconded by Trustee Jozwiak to approve **Resolution No. 17-51** approving an economic agreement with Major User and the Antioch Corporate Park TIF.

Administrator Keim reported that the resolution announces the intention of the Village to amend the TIF district. He stated that without changing the boundaries, those locating within the TIF are now bound by a 50% retainment. He said they would like to open up the remaining 50% of the TIF. Administrator Keim reviewed the interest rate of the current note, and proposed incentives to potential businesses and users. The current offer on the table does not extinguish or eliminate TIF funds. This resolution redirects \$15 million over time. He discussed next steps moving forward if all parties agree, which would include public hearings to amend the TIF, ordinances, financial demonstrations, and all necessary documentation to effect the intention of this resolution.

Upon roll call, the vote was:

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

NO: 0.

ABSENT: 0.

THE MOTION CARRIED.

IX. ADMINISTRATOR'S REPORT

Administrator Keim reported that much of the road paving is done, but we are not completely done with road program. Weather has created a significant delay in the project, but we are well within the contract and budget. He added that he intends to hire another building inspector and start training, and working with existing staff.

X. VILLAGE CLERK'S REPORT

No report.

XI. TRUSTEE REPORTS

Trustee Pierce commented on the new police recruit sent to police academy. Police Chief Huffman reminded those present of the staffing issues, and the hiring to fill those gaps. He said the position for Administrative Sergeant has been posted, and staffing is improving. Trustee Pierce discussed the traffic calming committee and their review of resident concerns with traffic. He added that signs on Route 59 by Ace Hardware are unreadable due to weeds.

Trustee Poulos gave credit to the board and the mayor for hiring qualified personnel and going through a hiring process in order to find quality candidates.

Trustee Johnson mentioned the Custom Classic Car Show is rescheduled for this Thursday.

Trustee Macek stated that he asked the insurer to provide a pollution quote during the last renewal which was never received, as well as quarterly updates on what he's doing to earn his money. He asked staff to send a letter to the insurance pool with the intention to re-bid insurance quotes, which must be submitted by September 30. He further asked to have a committee to look at parks and getting a security camera system up and running.

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

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

XIII. ADJOURNMENT

There being no further discussion, Trustee Dominiak moved, seconded by Trustee Jozwiak to adjourn the regular meeting of the Board of Trustees at 9:26 p.m.

Respectfully submitted,

Lori K. Romine
Village Clerk