

APPROVED MINUTES

**VILLAGE OF ANTIOCH
BOARD OF TRUSTEES
PUBLIC HEARING – 7:00 PM
Municipal Building: 874 Main Street, Antioch, IL
August 14, 2017**

I. CALL TO ORDER

Mayor Hanson called the August 14, 2017 Public Hearing 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: Jozwiak, Pierce, Poulos, Dominiak, Johnson and Macek. Also present were Mayor Hanson, Attorney Long, Administrator Keim and Clerk Romine.

IV. PUBLIC HEARING REGARDING A REQUEST FOR A PROPOSED ANNEXATION AND ANNEXATION AGREEMENT FOR A 71 ACRE SITE LOCATED AT THE NORTHEAST CORNER OF TREVOR ROAD AND NORTH AVENUE COMMONLY KNOWN AS 24022 W NORTH AVE; PIN 02-06-400-005 –

Clerk Romine administered the oath to those who wished to testify.

Director Garrigan provided an overview of the request for annexation at the corner of Trevor Road and North Avenue. The applicant is seeking to annex the approximately 71 acres, as well as a rezoning and preliminary plat for a subdivision. This received a favorable recommendation from the Planning & Zoning Board.

Mr. Lawrence M. Freedman, attorney for the applicant, introduced the team and their approach. Mr. Tom Jasek, engineer on the project, provided an overview of the site plan which includes zoning and land use surrounding the potential site with the same use. The density compares favorably with surrounding subdivisions. He discussed constraints discovered during the design of the subdivision such as roadways, and existing land owners not currently a part of the site. Mr. Jasek discussed landscaping plans, and the non-existence of cul-de-sacs in the proposed subdivision. He discussed the re-alignment of Trevor Road, and said that the central park feature is the most unique aspect, acting as a traffic calming mechanism.

Architect on the project, Mr. Jay Cox, BSB Design, discussed the architectural design guidelines. He highlighted the guidelines such as decks, style, and specific home plans which have not yet been designed. Square footage is expected between 2,200-2,800 for a ranch and up to 3,200 for a 2-story home. Planning for homes of those sizes still allows enough room for future additions, as well as future decks, patios and pools. He added that the pattern book was written in coordination with municipal ordinances and building codes. The standards are consistent with the Village standards for single family homes.

Mr. Paul Green, Trevor Road resident, discussed the plat of annexation being in conflict with the deed to his home, and expressed concern that if the property were annexed, his property could be included in the annexation. Attorney Long replied the surveyors will clarify that, and only annex property for the site. Mr. Green said they are proposing to use the Trevor Creek line and lift station, and asked how they could get through his property to the subdivision using that line since his property lies in-between. He discussed variances requested within the annexation agreement, including the peripheral 10-foot buffer, and would not like to see that taken from his side, because it may land lock his property. Another concern he voiced was in regards to the variance for a connection with sump pumps and sanitary sewers, which is already required by code. He discussed a similar plan proposal from 2005 which he thinks could be partially incorporated to improve this plan.

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Mr. Jeff Levernier, Poplar Avenue resident, discussed water pressure, and said it is currently down and unacceptable to the people in the Woods of Antioch. He asked why a water tower isn't being added and expressed concern with additional impact to the sewers and no lift station. Mr. Levernier said traffic is currently poor in the Woods of Antioch and is concerned increased traffic will exacerbate the problem. He finally discussed potential impact on the schools.

Mr. Jim Bowles, Collier Drive resident, discussed the 8-foot multi use path, and asked the Village's intention on using the multi path going into a 4-foot sidewalk in Trevor Creek. He added that the traffic study was never re-evaluated and expressed concern that Collier & Hawthorne were left out of traffic study as well as school bus hours between 2-4 pm. Mr. Bowles discussed the tree study done in the subdivision in 2002 and believes that study should be re-evaluated as well. He added that he hopes to have the force main updated as well as the lift station. Finally, he discussed architecture of subdivision, and indicated he would like a landscape buffer between Trevor Creek & the proposed new subdivision.

Ms. Donna Waechter, 578 Collier Drive, expressed concerns with flooding at the nearby retention pond.

Trustee Dominiak moved, seconded by Trustee Jozwiak to continue the public hearing to September 11, 2017 at 7pm. Upon roll call, the vote was:

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

NO: 0.

ABSENT: 0.

THE MOTION CARRIED.

V. ADJOURNMENT

There being no further discussion, the Village Board of Trustees Public Hearing adjourned at 7:33 p.m.

Respectfully submitted,

Lori K. Romine, RMC/CMC
Village Clerk