

APPROVED MINUTES

**VILLAGE OF ANTIOCH
BOARD OF TRUSTEES
CONTINUED PUBLIC HEARING – 7:00 PM
Municipal Building: 874 Main Street, Antioch, IL
September 11, 2017**

I. CALL TO ORDER

Mayor Hanson called the September 11, 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 project, and concerns stated in the previous public hearing.

Trustee Jozwiak discussed sump pumps and sanitary sewers, and if there was a plan to support large amounts of water similar to the flooding experienced earlier in the year. Administrator Keim replied that sump pumps cannot be connected to sanitary sewers per ordinance, but must be connected to storm sewer system and routed through the detention ponds. Administrator Keim further stated that the plant has capacity for the project.

Trustee Jozwiak asked about traffic concerns stated in the previous hearing. Mr. Javier Millan addressed concerns citing the traffic study done in October showing that traffic was more than 40% lower between 3-4pm than it was from 5-6 pm. He discussed cut-through traffic concerns, and stated that the peak hour in the morning is between 6:45 and 7:45.

Trustee Jozwiak asked to address water pressure concerns. Administrator Keim said he has only received notification of water pressure issues through the public hearing process and had not had any previous complaints. He said the pressures were tested and adequate. A larger water main may address capacity issues, but staff and the consulting engineer have not discovered any pressure issues.

Trustee Pierce discussed the school impact study and verified that there would be an approximate \$3 million profit amongst the schools. Mr. Mike Laube of Laube Companies, said they have projected a net benefit of \$15,000 for School District #34 over a 20 year period, which is what they would expect for a similar suburban single family home development over a long period of time. The net benefit for the high school district over a 20 year period is estimated at \$2.4 million.

Trustee Dominiak verified that there were no assumptions for 2-bedroom homes in the subdivision and asked what prices were used to determine the assessed value. Mr. Laube replied that the 3 bedroom retail price used was \$320,000, and the 4 bedroom price was \$355,000. Administrator Keim said both school district superintendents are aware of the proposed subdivision and plans have been shared with them.

Trustee Pierce asked about the size and value of the homes and how it will improve the Antioch community. Mr. Bill Rotolo, Vice President of Lexington Homes discussed home values in Antioch from their

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peak in 2006 and said they are still 20% below that value. He believes larger lot sizes would be a higher cost to the buyer and would not sell. If they were required to build larger homes and have bigger lots they would not be built. Trustee Pierce said he has seen better proposals for this property.

Mr. Tom Jasek, Haeger Engineering, discussed density and gross area per dwelling unit and the density of surrounding subdivisions. The average lot area (buildable lots) is in the middle w/ 10,093 square feet. He said there are smaller lots in Trevor Creek, with an average of 9,800 square feet, and Tiffany Farms at 9,021 square feet.

The proposed density is 2.38 lots per acre compared to Tiffany Farms at 2.6, and Sequoit Terrace at 2.73. Trustee Dominiak asked what level of house this is considered to be. Mr. Rotollo said it is not an entry level house, and hitting the upper 20% of the income strata. Trustee Dominiak asked if he would be the builder or if a production builder would come in. Mr. Rotolo said they are a production builder, but he doesn't know if they will build the homes, and the likelihood is that they will find a single family home builder. Trustee Dominiak asked if they had a builder in mind that they would partner with. Mr. Rotolo said he doesn't know who may be able to build these homes to the architectural standards required by the Village of Antioch.

Trustee Poulos asked about flooding, and if drainage of the neighboring property was addressed. Mr. Josh Terpstra with Haeger Engineering, has identified a spot on the north end of the property with drainage issues as there is nowhere for the water to go currently. The proposed grading and stormwater management plan is to maintain as much of the drainage on the site as possible with a retention pond. Residents in Trevor Creek will see a significant improvement on drainage. Stormwater must be put in to the subdivisions first and cannot be phased per ordinance.

Trustee Dominiak asked if subdivisions with similar densities should be compared for pricing. Trustee Dominiak asked why the subdivision entrances would be connected. Administrator Keim replied that it is general civil engineering. Director Garrigan said an offset was considered, but created a safety issue and concern.

Mr. Paul Green, township resident, discussed concerns he raised at the last meeting, and has not heard any responses to them such as sanitary sewer and a lift station. He doesn't care for this preliminary plan, and likes the 2005 plan much better. He discussed reverse frontage lots, and the hardship and impact it would have on his property. He also stated that the school impact fees exhibit is not currently included in the annexation agreement, and there is a set of impact fees already in the village code.

Mr. Jeff Levernier, Poplar Ave resident, has no issues with anyone building within the Village of Antioch, however, would like the lot sizes addressed. He further discussed water pressure and traffic management as well as poor road construction. He would like to know what year phase 2 and phase 3 is planned for repair and replacement in Woods of Antioch. He discussed stormwater management. Administrator Keim said that phase 2 and 3 Woods of Antioch roads are not on a schedule for repair, but they have been pinned and are in much better shape than the failed roads in phase 1.

Ms. Donna Waechter, Collier Drive resident, asked what kind of guarantee residents have that the proposed drainage will work and asked who would be responsible for maintenance of the storm sewer. She further discussed home value increases from the initial proposal and current condition of the homes in Trevor Creek. Trustee Pierce commented that the builder would be responsible for damage to her home during construction, and any damage caused by common areas would be the responsibility of the homeowners association.

Mr. Jerry Zeason, Ridgewood Drive resident, asked the minimum square footage and minimum lot size allowed in the subdivision. Mr. Jasek replied that the minimum lot size is 8,125 square feet to over 18,000 square feet for the maximum, with a minimum lot width of 65 feet. Mr. Jay Cox, BSB design, stated that the

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minimum square footage for a home range from 2,200 to 2,800 for a ranch, and approximately 3,200 for a 2-story home, also allowing for future additions for decks, patios, out buildings etc.

Trustee Dominiak said she likes the product and price point overall, but has concern with minimum lot size and comparison of density to surrounding subdivisions and would like to see more analysis on the density.

Trustee Jozwiak moved, seconded by Trustee Pierce to close the public hearing to October 9, 2017.

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 8:32 p.m.

Respectfully submitted,

Lori K. Romine, RMC/CMC
Village Clerk