

APPROVED MINUTES

**VILLAGE OF ANTIOCH
BOARD OF TRUSTEES
PUBLIC HEARING – 7:30 PM
Municipal Building: 874 Main Street, Antioch, IL
October 9, 2017**

I. CALL TO ORDER

Mayor Hanson called the October 9, 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: Jozwiak, Pierce, Dominiak, Johnson and Macek. Also present were Mayor Hanson, Attorney Long, Administrator Keim and Clerk Romine. Absent: Trustee Poulos.

IV. PUBLIC HEARING concerning the intent of the President and Board of Trustees to sell not to exceed \$5,000,000 General Obligation Bonds (Alternate Revenue Source) to pay an outstanding redevelopment note issued by the Village in connection with the Village's Antioch Corporate Center Redevelopment Project Area – Clerk Romine administered the oath to those who wished to testify.

Director McCarthy discussed the original TIF created in 2008/2009 including a note to IDI for the installation of a water tower and water main. That note came with a 9% interest rate, and it has been decided to refinance that note, which requires the refinancing of the bonds which will save approximately \$2 million in interest costs. There were no citizens wishing to comment on the hearing.

V. PUBLIC HEARING regarding a proposed annexation agreement for the property commonly known as 41362 N Illinois Route 83, Antioch; PIN 02-17-301-056 - Clerk Romine administered the oath to those who wished to testify.

Director Garrigan discussed the annexation and location of the property in unincorporated Antioch. The applicant is requesting to build a tinting business and is seeking an annexation agreement in order to connect to utilities. The applicant is seeking a waiver for impact fees and tap-on fees, which is not consistent with Village of Antioch policy. Additionally he is proposing a 5,000 square foot building. The original building proposal was for a 2-story brick building with the rear of the building to be all metal. After working with the applicant, he is now proposing a building that is all fiber cement board. Director Garrigan presented the proposed elevations and architectural modifications which were supported by the Planning and Zoning Board. The applicant is requesting to construct a metal building based on the approved plan for Skipper Buds. Materials and a waiver of tap-on fees for sewer and water are the requested modifications.

Trustee Jozwiak asked what the difference is between the proposed building and Skipper Buds. Director Garrigan said the size is the main difference. He added that tap on fees are approximately \$4,000-\$5,000.

Trustee Pierce asked if there are other buildings in the village approved recently that are comparable in usage and configuration. Director Garrigan argued that Skipper Buds was unique in that

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it was storage buildings for boats, and stated that the site plan review ordinance was created to minimize metal buildings. Trustee Pierce asked if the side elevation would be visible from Route 83. Director Garrigan replied that you could not see the proposed elevation from Ainsley Street, but as you approach the building you may be able to see the side of the building. Trustee Pierce confirmed that there is sufficient parking on the site. Trustee Pierce asked if other tap-on fees were waived along that area. Administrator Keim discussed the recapture agreement, and Attorney Long stated that the recapture fees could not be waived.

Trustee Dominiak commented that the location and visibility of this building should be taken into consideration. She added that the board had decided during the site plan review ordinance that they no longer wanted metal buildings and she would be concerned with waiving tap on fees and setting a precedent.

Mr. Joe Olsen, petitioner, discussed the proposed building and changes made since the original submittal. Regarding the fees, he asked for the waiver due to the need for materials and their cost. He presented elevations approved by the Planning and Zoning Board. He asked to move forward with the metal in the back portion of the building, and have the front consistent with site plan review requirements. The 2-story front portion was designed to hide the remaining building.

Mayor Hanson cautioned the board to consider zoning when making their request. Trustee Dominiak wondered if the matter should go back to the Planning and Zoning Board since it has changed significantly since their approval. Mr. Olsen said he is fine paying the tap on fees if they could build the original proposal.

Trustee Pierce moved, seconded by Trustee Dominiak to close the public hearings. Upon roll call, the vote was:

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

NO: 0.

ABSENT: 1: Poulos.

THE MOTION CARRIED.

VI. ADJOURNMENT

There being no further discussion, the Village Board of Trustees Public Hearings adjourned at 7:27 p.m.

Respectfully submitted,

Lori K. Romine, RMC/CMC
Village Clerk