

APPROVED MINUTES

VILLAGE OF ANTIOCH BOARD OF TRUSTEES REGULAR MEETING Municipal Building: 874 Main Street, Antioch, IL January 13, 2020

I. CALL TO ORDER

Mayor Hanson called the January 13, 2020 regular meeting of the Board of Trustees to order at 7:10 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: Pierce, Macek, Yost, Dominiak, Poulos and Johnson. 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

No report.

Citizens Wishing to Address the Board

There were no citizens wishing to address the board at this time.

VI. CONSENT AGENDA

Trustee Johnson moved, seconded by Trustee Pierce, to approve the following consent agenda items as presented.

1. Approval of the December 9, 2019 regular meeting minutes and December 19, 2019 special meeting minutes as presented.

Upon roll call, the vote was:

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

NO: 0.

ABSENT: 0.

THE MOTION CARRIED.

VII. REGULAR BUSINESS

2. Consideration to ratify payment of the January 3, 2020 accounts payable as prepared by staff – Trustee Poulos moved, seconded by Trustee Dominiak, to ratify the payment of the October 30, 2019 accounts payable as prepared by staff in the amount of \$409,316.05. Upon roll call, the vote was:

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

NO: 0.

ABSENT: 0.

THE MOTION CARRIED.

3. Consideration of payment of accounts payable as prepared by staff – Trustee Poulos moved, seconded by Trustee Pierce, to approve the payment of accounts payable as prepared by staff in the amount of \$205,891.14. Upon roll call, the vote was:

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

NO: 0.

ABSENT: 0.

THE MOTION CARRIED.

4. Consideration of the second reading of Ordinance No. 19-12-43 entitled the Village of Antioch Zoning Ordinance – Trustee Dominiak moved, seconded by Trustee Poulos, to approve **Ordinance No. 19-12-43** Entitled the Village of Antioch Zoning Ordinance as presented. Upon roll call, the vote was:

YES: 4: Macek, Poulos, Johnson and Mayor Hanson.

NO: 3: Pierce, Yost and Dominiak.

ABSENT: 0.

THE MOTION CARRIED.

5. Consideration of an Ordinance Annexing Property into the Village commonly known as 22475 W IL Route 173 – Director Garrigan provided an overview of the annexation which was approved unanimously at the Planning and Zoning Board. The 15-acre property was purchased by the Village in 2018, which is unbuildable due to its wetland designation. The annexation of this property assists with the contiguity of the business district, and will be zoned the default Estate Zoning.

APPROVED MINUTES

Trustee Dominiak moved, seconded by Trustee Poulos, to approve **Ordinance No. 20-01-01** annexing property into the Village commonly known as 22475 W IL Route 173, waiving the second reading. Upon roll call, the vote was:

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

NO: 0.

ABSENT: 0.

THE MOTION CARRIED.

6. Consideration of an Ordinance prohibiting the use of groundwater as a potable water supply by the installation or use of potable water supply wells or by any other method –Trustee Pierce moved, seconded by Trustee Yost, to approve **Ordinance No. 20-01-02** prohibiting the use of groundwater as a potable water supply by the installation or use of potable water supply wells or by any other method, waiving the second reading. Upon roll call, the vote was:

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

NO: 0.

ABSENT: 0.

THE MOTION CARRIED.

7. Consideration of a Resolution Approving the site plan for the Shell Station located at 830 Main Street (PZB 19-11)– Director Garrigan provided an overview of the site plan for a proposed increase of the fuel and convenience store from 1,970 square feet to 3,670 square feet, as well as an enhanced elevation facing Main Street. Planning and zoning board recommended approval of the site plan.

Trustee Dominiak moved, seconded by Trustee Macek, to approve **Resolution No. 20-01** approving the site plan for the shell station located at 830 Main Street, subject to compliance with the requirements of the Village Engineer and Antioch Fire Protection District. Upon roll call, the vote was:

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

NO: 0.

ABSENT: 0.

THE MOTION CARRIED.

8. Consideration of a Resolution approving a Business Incentive Grant for the Shell Station located at 830 Main Street for a sum of \$20,000 – Director Garrigan reviewed the request for a \$20,000 business incentive grant in order to assist with the extensive improvements planned with the expansion of the business. The new elevation is more consistent with the historic character of Downtown. The applicant is making an investment over \$700,000 to the downtown with the project.

Trustee Dominiak moved, seconded by Trustee Macek, to approve **Resolution No. 20-02** approving a Business Incentive Grant for the Shell Station located at 830 Main Street in the amount of \$20,000, as amended to reduce permit fees based on the grant amount.

Trustee Pierce commented that the intent of the grant is to improve the downtown, and believes doubling the space will double the sales tax, and easily sees the return on investment. Trustee Macek discussed permit fees and how they would be assessed. Director Garrigan said under this specific program building fees have been waived in the past. Staff proposed the amount of the façade grant will be deducted from the project cost before permit fees are assessed.

Upon roll call, the vote was:

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

NO: 0.

ABSENT: 0.

THE MOTION CARRIED.

9. Consideration of a Resolution approving a business incentive grant to the Limerick Lounge located at 912 Toft Street – Director Garrigan reviewed the applicant's request for \$20,000 to enclose their existing outdoor patio with vinyl all-year screens in order to expand their business. There is a limited impact, but the applicant is a longstanding business in the community. Staff is looking for input from the village board on approval.

Mr. Joseph Fischer, business owner, discussed the vinyl and screens that could be used year-round and for private parties. Trustee Yost discussed the return on investment in this case, and doesn't see the benefit this would provide back to the community. Trustee Poulos commented that it may see an increased sales tax if it increases food sales. Trustee Dominiak asked why business retention was scored at a 3 in the staff report, to which Director Garrigan replied that there is an increased competition in the industry. Trustee Dominiak discussed the intent of the BIG program, and has issues awarding grants to a business that has received a large amount of revenue in video gaming. She struggles with providing additional revenues, when the intent of the video gaming was to help existing businesses with revenue generated from the machines. Mr. Fischer provided examples of projects that

APPROVED MINUTES

the business has done with revenues from video gaming. Mayor Hanson asked about inside entrances. Mr. Fischer replied that they will have an interior entrance to the area.

Trustee Poulos moved, seconded by Trustee Pierce, to approve **Resolution No. 20-03** approving a business incentive grant to the Limerick Lounge located at 912 Toft Street in the amount of \$20,000. Upon roll call, the vote was:

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

NO: 2: Yost and Dominiak.

ABSENT: 0.

THE MOTION CARRIED.

10. Consideration of a Resolution to approve an amended site plan for a Starbucks Store at the Edelman Planned Unit Development located at the southeastern corner of Route 173 and Deep Lake Road – Director Garrigan stated the site plan for this development was previously approved by the Village Board in 2018 and included a 2,000 square-foot Dunkin Store. Since that date, the developer has worked with Starbucks on a 2,200 square-foot store in its place. The amendment to the original approved site plan includes changes to the drive-thru and proposed elevations.

Trustee Dominiak moved, seconded by Trustee Yost, to approve **Resolution No. 20-04** approving an amended site plan for a Starbucks Store at the Edelman Planned Unit Development located at the southeastern corner of Route 173 and Deep Lake Road subject to compliance with the Village Engineer and Antioch Fire Protection District, screening of any mechanicals from adjacent property, and that meters on the building be 100% screened or painted an earth tone color and approval from other government agencies for access.

Trustee Pierce asked if this changed the lighting of the site at all. Director Garrigan replied that photometrics and lighting will remain the same and comply with the ordinance. Trustee Pierce further discussed grading at the property. Trustee Macek asked if the motion would create any issues with the applicant obtaining a lease. Director Garrigan said it should not create any delays to the site plan, however there are still outstanding engineering issues on the site unrelated to the site plan.

Upon roll call, the vote was:

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

NO: 0.

ABSENT: 0.

THE MOTION CARRIED.

VIII. ADMINISTRATOR'S REPORT

Administrator Keim discussed security alerts related to tensions with Iran mainly focused on cyber-terrorism, and said staff would like to accelerate the purchase of a backup in order to mitigate any damages. It was intended for next year's budget, and is approximately a \$4,000 expenditure. This solution would provide an off-site recovery solution for our entire system.

IX. VILLAGE CLERK'S REPORT

No report.

X. TRUSTEE REPORTS

Trustee Pierce commended Officer Parello who was recently recognized by a resident. Chief Huffman discussed the commendation. He further related a recognition from Director Sullivan of MEG on our officer's annual participation, and said our officer is doing very well in the program.

Trustee Macek discussed lighting in the mini-park and fencing at the Pittman property with additional screening.

Trustee Dominiak thanked staff and the Planning and Zoning Board for all of the work done on the zoning ordinance. She also acknowledged the quarterly report provided by Chief Huffman, and asked if they could be provided by other department directors.

Trustee Poulos reported that he had a meeting with staff on preliminary financial issues.

XI. 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.

XII. ADJOURNMENT

There being no further discussion, Trustee Poulos moved, seconded by Trustee Pierce to adjourn the regular meeting of the Board of Trustees at 8:17 p.m.

Respectfully submitted,
Lori K. Romine
Village Clerk