

APPROVED MINUTES

**VILLAGE OF ANTIOCH
BOARD OF TRUSTEES
COMMITTEE OF THE WHOLE
Municipal Building: 874 Main Street, Antioch, IL
May 30, 2007**

CALL TO ORDER

Deputy Clerk Folbrick called the May 30, 2007 committee of the whole meeting of the Board of Trustees to order at 7:04 PM in the Municipal Building: 874 Main Street, Antioch, IL.

ROLL CALL

Following the Pledge of Allegiance, roll call indicated the following Trustees were present: Hanson, McCarty, Caulfield, Crosby and Wolczyk. Also present were Administrator Haley and Deputy Clerk Folbrick. Absent: Mayor Larson and Trustee Pierce.

PZB 06-14; Combined Planning and Zoning Commission letter of recommendation regarding PZB 06-14; a request for Rezoning from RE-3 to M-1, Planned Unit Development Special Use, and Preliminary PUD plat approval pursuant to Section 11-2-3 and 10-7A-2 of the Village Code for a Master Planned Industrial Park. The parcel is generally located on the east side of Mill Creek and North of Illinois Route 173; PIN #s 03-18-100-002; 03-18-100-001; 02-13-200-003; 02-13-000-006.

Director Nilsen reviewed the letter of recommendation from the Planning and Zoning Board regarding PZB 06-14. He outlined the Planned Unit Development Agreement, as well as the rules and responsibilities of the Village to set various standards for this development.

Mr. Tom George and Mr. John Benson of IDI presented their plan to the Board. Mr. George gave a brief overview of the history of IDI along with nearby locations and tenants. He went on to review the storm water area and the phasing of the project. He stated that the plan includes approximately 47 acres of open space, which comprises about ¼ of the property. Both sides of the development will be open. Mr. George indicated that they will construct this development with the “green” concept in mind. He addressed the performance standards for this development, including noise, smoke and particulate matter, odors, noxious gasses, glare and heat, and vibrations. He provided the Board with a copy of the declaration of protective covenants in order to show what will be expected of IDI as well as their tenants. Mr. George discussed the signage program that will be throughout the park. Before subdivision approval is requested, IDI will work with Village staff on the lighting design. Mr. George reviewed the tree and shrub count, as well as the on-site landscaping, stating that the plant materials are detailed in the PUD agreement.

Trustee Crosby asked why the proforma shown during his presentation this evening was lower than the performance in the book he received. Mr. Benson stated that it had been updated since the earlier version. The amount is lowered due to the reduction in the square feet of the park, which is attributed to the request for larger setbacks.

Mr. George completed the presentation by showing the various industrial parks that IDI has completed.

Mr. Crosby asked if the Board has voted on this item yet. Director Nilsen explained that it has already been presented to the Committee of the Whole, but has not yet been seen at the Village Board level. Mr. Crosby asked Director Nilsen if he has made preliminary

APPROVED MINUTES

recommendations on this item. Director Nilsen related that the Planning and Zoning Board has approved a positive recommendation to the Village Board.

Director Nilsen reviewed the questions asked in a letter dated May 22, 2007 relative to the IDI project. The first question asked if the project was in conformance with the Route 173 study. Director Nilsen explained that the current plan looks to protect much of the natural environments, and establishes a quality product that are in excess of the current requirements. He explained that the plan calls for a 150-foot setback from the edge of the right-of-way, as well as a 25-foot landscape buffer. He explained that IDI has doubled the landscaping buffer in their plan, as well as prohibiting outdoor storage on Route 173. They have also added architectural and material standards.

Trustee McCarty indicated that this is an industrial PUD, and the agreement does a lot in order to protect the environment and create high standards for their park. He asked if the limitation on storage on Route 173 is in the CCR or the PUD. Director Nilsen replied that it is in the PUD agreement.

Trustee Crosby asked for an explanation of the setback requirements. Director Nilsen explained that if you render a 125-foot difference from the green space to the buildings in this plan, the end result will be outdoor storage and parking, which are unsightly. He explained that the setback is not cumulative. It is a 150-foot setback, of which the first 25 feet is a landscape buffer. The PUD agreement would amend that setback to be 60 feet total setback, with the first 45 feet being landscaping, including berms, trees and plant materials. All of the landscaping setback would be in excess of the requirements outlined in the Route 173 corridor study. Director Nilsen related that the Route 173 corridor study is not a mandate, but rather a guideline, and stated that there were unintentional consequences of maintaining a 150-foot setback for this type of development.

Trustee McCarty stated that 25 feet of buffer would not be enough to conceal buildings, trailers, trucks, cars, etc. however a 45-foot buffer would offer twice the vegetation in order to block those items from the roadway view.

Trustee Caulfield asked if the site would be visible from the road, citing the berm at Wal-Mart as an example. Mr. George explained that the Wal-Mart site is elevated from the roadway, but this site is level with the roadway. The IDI site will not be completely invisible from the road, but the landscaping buffer will break up most of the view. Because there will be berms and not walls, it will offer a more natural looking landscaping buffer. Mr. George indicated that following the current Village of Antioch standards, the view beyond the landscaping buffer will be parking and vehicles as opposed to buildings if the setback is reduced.

Trustee Crosby asked if the setback was similar to the example of Canon in the presentation. Mr. George replied that the setback in Antioch is bigger. Trustee Crosby discussed the possibility of visiting similar sites in order to see how the development may appear.

Director Nilsen explained that the setback requirements are the main departure from the Route 173 corridor study. Another matter is the right-of-way, which is subject to DOT approval. The IDOT requirements are 2 ½ lanes with a 65-foot right-of-way.

Mr. George stated that everyone involved has received a full traffic report. According to the agreement, the developer is responsible for all roadway and traffic control infrastructure and improvements throughout Route 173 as required by IDOT. There will be a right and left turn lane into the park. In addition, there will be three lanes coming out of the park and two lanes

APPROVED MINUTES

going into the park, which will be divided by a 20-foot landscape median. Mr. George explained that IDI would like to have a signal at the Route 173 intersection, and will incur that expense once it is approved by IDOT.

Mr. George responded to the remaining questions relative to this development which were asked in the letter dated May 22, 2007. Topics included expenses, revenues, appearance, traffic, signalization, project completion, parking, variances, and cost obligations.

ADJOURNMENT

There being no further discussion, the Village Board of Trustees Committee of the Whole meeting adjourned at 9:43 p.m.

Respectfully submitted,

Lori K. Folbrick
Deputy Clerk