

**APPROVED MINUTES**  
**VILLAGE OF ANTIOCH**  
**PLANNING AND ZONING BOARD**  
**MUNICIPAL BUILDING: 874 MAIN STREET, ANTIOCH, ILLINOIS**  
**November 9, 2006**

**CALL TO ORDER**

The Antioch Planning and Zoning Board meeting was called to order by Chairman Burdick at 7:30 p.m. in the Municipal Building, 874 Main Street, Antioch, Illinois 60002.

**ROLL CALL**

Roll call indicated the following members were present: Ipsen, Cole, Kaiser, Ralston, Keller and Karasek. Also present were Chairman Burdick and Deputy Clerk Folbrick.

**MINUTES**

Member Ipsen moved, seconded by Member Keller, to approve the minutes from the September 14, 2006 meeting as presented. Upon roll call, the vote was:

**YES: 6:** Ipsen, Cole, Kaiser, Ralston, Keller, Karasek.

**NO: 0.**

**ABSENT: 0:**

**THE MOTION CARRIED.**

**ANNOUNCEMENTS AND CORRESPONDENCE**

No report.

**OLD BUSINESS**

No report.

**NEW BUSINESS**

***PZB-06-14; A request for a Rezoning, Planned Unit Development Special use, and preliminary 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 west side of Mill Creek and North of Illinois Route 173; PIN 03-18-100-002; 03-18-100-001; 02-13-200-003; 02-13-200-002; 02-13-200-006.***

Deputy Clerk Folbrick read aloud the public hearing and administered the oath to those who wished to offer testimony.

Tom George, senior vice president of IDI, presented the plans for the industrial park to the Board. Other presenters included John Benson of IDI, Tracy Richard of Manhard Consulting, Michael Hartman of Heitman Architects, Susan Morrow of EnCap Inc., Michael Trippiedi of Trippiedi Design, and Timothy Sjogren of Metro Transportation Group.

Mr. George explained that they will start in the Northeast corner of the property and have an Eastern entry road going into the park. The appearance of the buildings has not yet been determined. The park will have a sidewalk throughout the park, as well as a trail system throughout the West area of the park.

Chairman Burdick asked Mr. George to submit the return mail receipts for the public hearing. The receipts were entered into record and given to Deputy Clerk Folbrick.

Mr. George stated that IDI had a neighborhood meeting which involved neighbors within one square mile of the location of the park.

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Tim Sjogren of Metro Transportation summarized the traffic study that was done for the park. He stated that the study was submitted to both IDOT and the Village for their review. Requirements that will be included are turn lanes at the access points, as well as signalized controls if possible. Mr. Sjogren said that there will be left turn lanes into the park as well as deceleration lanes for right turns. He explained that the study looked at the future impacts in addition to current impacts.

Mr. Tracy Richard of Manhard Consulting reviewed the stormwater management for the project. He explained that the property drains naturally from east to west with approximately 30 feet of fall. He stated that the park has been designed to meet or exceed the County and Village requirements for stormwater with regards to release rate, collection and retention. Mr. Richard said that most of the flow will go to Mill Creek where it will be maintained by both underground storm sewers and overland flow. He explained that they will provide compensatory storage in order to reduce the impact capacity of the creek. Mr. Richard will request approval from the County to connect to their sanitary sewer located at Route 173 and the Creek.

Susan Morrow of EnCap Inc., spoke about naturalized detention basins, explaining that planting them with naturalized, deep-rooted vegetation will help improve water filtration and sediment control. They will also improve the existing wildlife habitat and water quality, help deter mosquito larvae through the continual water flow, and help provide a distinctive landscape.

Ms. Kathleen Shea of 42275 N. Crawford Road, Antioch, IL 60002, asked for a definition of a plunge pool. Mr. Richard explained that a small pool of water at the outlet and inlet of a detention basin dissipates some of the energy coming through the larger storm sewers, and also provides a point for a collection of sediment at one location.

Mr. George directed attention to performance standards, stating that they are asking for the lowest level of M-1 zoning. He explained that they have a number of standards they follow, including noise, smoke and particulate matter, odors, noxious gases, heat and vibrations. He stated that the park will have a set of restrictive covenants placed upon it, and will mirror everything that is agreed to in the PUD. He said that they will have coordinated signage with monument signage at the front of the park.

Mr. Michael Hartman, of Heitman Architects Incorporated, spoke about the architecture of the building. He explained that they have developed standards for the park which include colors, lighting, and a unified look. Mr. George stated that the lighting provides for a dark sky and will not interfere with the neighboring property.

Mr. Michael Trippiedi of Trippiedi Design reviewed the landscaping plans for the park. He stated that the 200 acre site will have a campus style design, including dense landscaping, and berms along the trails. He said that they will abide by the Route 173 Corridor Study.

Ms. Shea asked if they have considered proportioned setback. Mr. George replied that the maximum setback in the code is 45 feet, and they have proposed an increase in setback. He explained that the setback would increase as the building exceeds 30 feet.

Mr. John Benson of IDI responded to neighbors concerns stating that they have proposed a 30-foot buffer along the property lines. He explained that approximately two-thirds of the existing property line is forested, and they would like to preserve what trees they can. He stated that they will reinforce the buffer where they can with the additional trees. Mr. Benson explained that for every foot the building height increases, so will the setback. For example, if the building is 35 feet high, the setback will be increased from 30 feet to 35 feet.

Ms. Pat Palmieri of 18241 W. Edwards Road, Antioch, IL 60002, asked if IDI would be renting to storage facilities. Mr. George said that they do not construct or speculate for public storage, and that any

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storage would be interior. He stated that there are occasions that facilities may have exterior storage, however it must be completely screened.

Ms. Shea asked if they lease to hazardous waste handlers. Mr. George replied that they do not. Ms. Shea asked how IDI proposes to reduce the noise that a park of this type would create. Mr. George responded that the only noise he is familiar with would come from trucks coming and going. Typically that is during the day, so nighttime and weekend noise would not be an issue.

Mr. Bob Maday of 42213 Crawford Road, Antioch, IL 60002 asked if local contractors would be used to construct this park. Mr. George replied that all of the contractors are local and typically union.

Mr. Elmer VanHaecke of 41786 N. Crawford Road, Antioch, IL 60002 stated that he is not comfortable with the 30-foot setback, and suggested the name be changed from the "Antioch Corporate Center at Mill Creek" to the "Antioch Corporate Center of Antioch". Mr. George said that it is more of a reference to the creek and will take that suggestion into consideration.

Mr. Leo Delaney, an attorney representing a property owner to the North, asked where the water is coming from. Mr. George said that the water is coming from the West and the sewer is on the South side of Route 173. Mr. Delaney requested that when they are installing the utilities, they size the utilities properly for future expansion in order to avoid re-installation. Director Nilsen said that they plan on installing 16-inch water line down Route 173.

Ms. Shea stated that all of the neighboring properties have wells and aquifers. She asked that the Board please consider the impact this development will have on the wells and aquifers in the area. Mr. George responded by stating that the water is going back into the shallow aquifers where the residents draw their water from.

Mr. Dean Milani of 19555 Edwards Road, Antioch, IL 60002 asked how deep the **current** wells are in the Village. Director Nilsen said that they vary from **shallow to deep wells**, which are approximately 900 to 1600 feet. Mr. Milani asked if there were any plans in the future to obtain water from Lake Michigan. Director Nilsen said that the matter has been discussed, however no conclusion has been made.

Member Ipsen asked if the property line on Mill Creek goes over the creek. Mr. George said that it is basically the center line of the creek and extends straight North. Member Ipsen asked Mr. George how he plans on controlling the types of business that will occupy the park. Mr. George said that the site will have a PUD which will allow businesses that are defined within the M-1 zoning. Mr. George explained that the zoning would be something the Village would control as a community.

Member Ipsen asked how much traffic they anticipate going in and out of Route 173 at build-out. Mr. Sjogren replied that traffic would be approximately 500 cars and/or trucks, on average, during peak hours. Member Ipsen asked if he plans on installing lights and turn lanes. Mr. Sjogren stated that they would like to install those items to get people in and out of the park safely. Mr. George said that IDI is interested in installing and paying for the light. Members of the community expressed concern regarding truck traffic. Mr. George stated that if there are any problems with trucks cutting through an area, to obtain the truck information and call IDI to make them aware of the problem.

Member Kaiser asked if they intend to extend the berms on the neighboring property in order to reduce noise. Mr. George replied that they do not anticipate much noise, and the purpose of the berms is purely aesthetic.

Member Karasek asked Mr. Sjogren how he calculated the number of vehicles as 500 when the park anticipates 1,000 to 2,000 employees. Mr. Sjogren replied that the number of 500 was during peak

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hours only. He explained that people will arrive throughout the day, but they look at worse case conditions during peak hours.

Member Karasek asked if they planned on building on the west side of the development while berms on the east side of the development matured. Mr. George said that they plan on starting on the east side of the development.

Chairman Burdick asked Mr. George if all of the signs met the Village Code. Director Nilsen replied that they do comply as they are shown. He stated that staff will request location and size of signs as a part of the PUD. Chairman Burdick asked if they are complying with the Route 173 Corridor Plan. Director Nilsen said that they will meet or exceed those standards. Chairman Burdick asked if they were exceeding the height requirements. Director Nilsen replied that there is no excess at this point.

Chairman Burdick entered, into record, a fax received that day from Kathleen Shea. Director Nilsen stated that staff will review and obtain answers to the questions in the fax.

Director Nilsen reviewed the staff report regarding this planned unit development. He explained that the PUD will ask for requirements that meet the Route 173 corridor guidelines and accommodate traffic. He stated that all of the appropriate State departments have been contacted regarding this development. The state will require lane additions as well as signalization improvements. Director Nilsen stated that a PUD allows the Village to maintain control over the development. He said that the developer should work with the neighboring properties as much as possible, but urged the board not to force off-site concerns. Director Nilsen said that the developer will agree to regional improvements such as trails along Mill Creek and Route 173, which will improve the Village as a whole in the future. The developer will have to follow all of the environmental regulations set forth by the State. Director Nilsen said that the landscaping and open space issues will be memorialized in the PUD so that there will be no room for interpretation. Director Nilsen recognized the importance of Route 173 being the easternmost entry into the Village of Antioch, and will keep that as a valuable corridor. He said that it is possible to have a development that improves the environment and appearance of an area. He said that there are not final master utilities at this time. They will either need easements in place, or an agreement to demonstrate a route for utilities.

Chairman Burdick feels that any utilities that need to be extended to this development should not place a burden on the Village of Antioch. Director Nilsen said that if we are going to acquire infrastructure, we need to be certain that the phasing plan is acceptable to staff requirements.

Director Nilsen reviewed some of the recommendations for this development. He said that the preliminary lot layout will still allow flexibility to accommodate different users while keeping with the PUD. He said that the PUD will specify planting rates, and they will be certain that the entire development meets or exceeds the required standards. An M-1 zoning states the classification of the types of users allowed in the building, however IDI will have a CCR, and the PUD allows for the restriction of certain users.

Chairman Burdick asked if this plan was reviewed by the fire department for recommendations. Director Nilsen replied that a copy has been given to Lee Shannon, and he must approve it before a recommendation is given. For the purposes of fire protection this area will need to be de-annexed from Newport and annexed into the Antioch Fire District for full service prior to any construction.

Director Nilsen recommended a continuation of this hearing.

Member Kaiser asked if they have considered installing above vs. underground water storage for this site. Director Nilsen replied that the public works department has no interest in underground water storage at this time.

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Member Cole moved, seconded by Member Ralston, to continue PZB 06-14 until such a time as staff is comfortable with all of the recommendations stated in the memo dated November 6, 2006. Upon roll call, the vote was:

**YES: 6:** Ipsen, Cole, Kaiser, Ralston, Keller, Karasek.

**NO: 0.**

**ABSENT: 0.**

**THE MOTION CARRIED AND WILL BE CONTINUED WITH A DATE TO BE DETERMINED.**

## ADJOURNMENT

There being no further discussion, Member Ipsen moved, seconded by Member Cole, to adjourn the Planning and Zoning Board meeting at 10:10 p.m.

Respectfully Submitted,

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Lori K. Folbrick  
Deputy Clerk