

**APPROVED MINUTES**  
**VILLAGE OF ANTIOCH**  
**PLANNING AND ZONING BOARD**  
**MUNICIPAL BUILDING: 874 MAIN STREET, ANTIOCH, ILLINOIS**  
**December 8, 2011**

**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: Weber, Ralston, Kaiser and Pyburn. Also present were Chairman Burdick, Attorney Long and Deputy Clerk Folbrick. Absent: Karasek and Ipsen.

**APPROVAL OF MINUTES**

Member Kaiser moved, seconded by Member Ralston to approve the June 9, 2011 Planning and Zoning Board Minutes as presented. Upon roll call, the vote was:

**YES: 4:** Weber, Ralston, Kaiser and Pyburn.

**NO: 0.**

**ABSENT: 2:** Karasek and Ipsen.

**THE MOTION CARRIED.**

Member Kaiser moved, seconded by Member Weber to approve the August 11, 2011 Planning and Zoning Board Minutes as amended. Upon roll call, the vote was:

**YES: 4:** Weber, Ralston, Kaiser and Pyburn.

**NO: 0.**

**ABSENT: 2:** Karasek and Ipsen.

**THE MOTION CARRIED.**

**ANNOUNCEMENTS AND CORRESPONDENCE**

Chairman Burdick announced that this will be his last meeting and thanked the board and Village for the opportunity to serve the community for the past 26 years.

**OLD BUSINESS**

**PZB 11-07 – Request for a preliminary plat approval per Title 11-12-3 of the Village Code for the construction of a Walgreens, a variance from 10-6B-3 relating to landscape yards between commercial and residential uses, a variance from 10-10 of the Village Code Entitled Mixed Use Downtown District, and a special use allowing the construction of an Electronic Message Graphic in accordance with 10-14-9 of the Village Code for the property located at 277 Illinois Route 173, PIN 02-17-104-022 Petitioner: NRG Antioch 173, LLC; Centrum Properties –** The petitioner entered the certified mailing receipts into the record. Deputy Clerk Folbrick read aloud the public hearing and administered the oath to those who wished to testify.

Mr. John McLindon, Centrum Properties, presented their proposal for the development of a Walgreens on the Northeast corner of Route 173 and Route 83. The 1.4 acre site will consist of a Walgreens store with a drive-thru. Mr. McLindon reviewed the existing buildings on the site, proposed curb cuts, and presented the site plan for the project. He reviewed enhanced landscaping, curb cuts, parking and access points. Building design was presented with a summary of materials to be used, and various aesthetics. Mr. McLindon further reviewed the proposed signs on the site. He added that the requested variances will enhance property values along Route 173, and the current uses and site will be upgraded. The site will not impede normal development or the uses of surrounding development. It will enhance traffic patterns by way of reducing the curb cuts on Route 173. He stated that the proposed development will comply with the objectives of the Antioch Comprehensive Plan. The petitioner related that sales tax revenue is believed to be enhanced with a larger store, and property values will be improved. Mr. McLindon introduced the team working the project, including Mr. Howard Hirsch of Hirsch Associates who is the architect and land planner, Civil Engineers for the project from Manhard Consulting, and his partner Graham Palmer.

Chairman Burdick asked if the store plans on selling alcohol. The petitioner responded that beer and wine will be sold as it is at their current location. Chairman Burdick asked about setback requirements. Mr. McLindon discussed the need for a setback variance because of the residential zoning located behind the store where the high school is located. The setback requirement is 20 feet, and the variance request is 10 feet.

Jim McKenzie of Centrum Properties stated that they met with ACHS to present the plan, and said they are open to hearing their suggestions. The petitioner is still awaiting a response from school representatives.

Member Weber asked if the sidewalk would be continuous. Mr. McLindon replied that there is a continuous sidewalk along Routes 173 and 83.

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Jennifer Nolde, business manager for School District 117 introduced school superintendents Nekritz and McKay. She stated that they have met with Centrum to discuss the impact of the development on their daily operations. She said that they have a great concern about increased traffic the development may bring to the area. School representatives are concerned with the safety of their kids, and their potential conflict with traffic. She also expressed concern with an increase in cut-through traffic. She stated that delivery trucks will have limited space after improvements are made. District 117 is looking forward to working with Centrum and the Village to address these issues and reach an agreement acceptable to everybody.

Mr. McLindon said that they will work with District 117 and staff. The 35% sales increase indicated earlier will not increase traffic on the current site based on the traffic study. The current existing condition encourages cut-through traffic more than the proposed development. Mr. McLindon stated that they will work with District 117 and their traffic engineer for a solution.

Mr. Howard Hirsch, architect for the project, provided an understanding of traffic flow will help the current situation.

Chairman Burdick asked if there is a maximum of 3 cars in the drive-thru at any given time. Mr. McLindon said that a 3 car allowance is more than adequate.

Member Pyburn asked for the hours of operation. The petitioner responded that they will be open 8am-10pm on weekdays and on weekends from 9am-10pm. Member Pyburn asked why the petitioner was not forecasting any traffic increase. Mr. McLindon said that there will be increased traffic for Walgreens, but there will not be an increase for this particular site and its existing uses. He added that the development will create approximately 150-200 job opportunities throughout the process.

Member Kaiser asked if there would be buried utilities. Director Nilsen replied that there is significant cost associated with burying the utilities, and it is not required. The only mandatory burial is for the Electronic Message Graphic (EMG), which cannot be overhead. Member Kaiser asked if the fence along the eastside will be untouched. Mr. McLindon replied that it will remain with trees and will be enhanced with further landscaping. The fence is on the High School property.

Members further discussed the alleyway, access points and traffic patterns for the drive through. They expressed concerns with drive-thru stacking and a backup of vehicles. Mr. McLindon explained that the traffic engineer's observation indicated a maximum queue of 2-3 vehicles during peak hours. The proposed stacking is adequate and appropriate. Member Weber suggested that the petitioner may want to check with local Walgreens on their drive-thru volume as it currently appears to be more than the proposal allows.

Member Weber asked if the petitioner had given any thought to treating all four sides of the building with the same attention to detail. The petitioner replied that they received comments from staff and will make improvements to the building design. They reviewed the awning design and material as well as lighting. Members suggested the petitioner look at decorative lighting as well.

Chairman Burdick explained that the request is for preliminary approval, and they would have to come back for final approval. Director Nilsen stated that the preliminary plat would be followed up with a final subdivision plat and would need substantial conformance with the design and layout for approval.

Chairman Burdick asked if staff had any comments on the LED sign. Director Nilsen explained that there are numerous criteria for the time, place and manner in which EMG signs are allowed. He listed the design criteria, and explained that the proposal meets mathematical standards. A Special Use request is required for anyone asking for an EMG.

Chairman Burdick asked how many parking spaces would be on the new site. Mr. McLindon said that typically a project of this size is between 45-55 spaces, and the proposed site has 50 parking spaces.

Director Nilsen reviewed the criteria needed to approve the requests made by the petitioner. He explained that it is a 3-part process, including a concept plan, preliminary plat approval, and final plat approval. He reviewed the history of the petition that began with a concept review in September with the applicant. At that time the form-based code was not adopted. Since that time the form-based code was approved, and staff requested that the applicant file for variances from that code. Staff believes that the use of the alley will take away some additional curb cut opportunities on Routes 83 and 173. He expressed concern with the radius and width that is allotted for the use of emergency vehicles. Staff does not recommend any fencing in the area due to visibility issues, and will require additional setback from any right-of-way with opaque fencing of any style. Architecture and style was a primary concern of staff, and trying to meld traditional Village style against the corporate masonry style that was submitted by the petitioner. The proposed parking is in excess of what is required by code. There will be a dramatic increase in landscaping and design on the site. There are no detention requirements, and IDOT will make sure the site does not drain onto Routes 173 or 83. The applicant will have to

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provide water quality measures. Staff discussed sidewalks, traffic control, access points and curb cut locations. Director Nilsen reviewed the architecture and feels that the visibility requires some attention. Staff recommends approval with the conditions to resolve technical issues prior to this matter being brought before the Village Board.

Member Weber moved, seconded by Member Kaiser, to approve PZB 11-07, a request for preliminary plat approval with conditions to resolve technical issues prior to this matter being brought before the village board. Director Nilsen will return the findings and recommendation letter to the Planning and Zoning Board for their approval. Upon roll call, the vote was:

**YES: 4:** Weber, Ralston, Kaiser and Pyburn.

**NO: 0.**

**ABSENT: 2:** Karasek and Ipsen.

**THE MOTION CARRIED.**

Ms. Nolde asked how the school district will be engaged in the process. Mr. McLindon said that he will setup meetings and work with engineers and traffic consultants.

### **ADJOURNMENT**

There being no further discussion, Member Ralston moved, seconded by Member Weber to adjourn the Planning and Zoning Board meeting at 8:54 p.m.

Respectfully Submitted,

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Lori K. Folbrick  
Deputy Clerk