

APPROVED MINUTES
VILLAGE OF ANTIOCH
BOARD OF TRUSTEES, SPECIAL MEETING – ANNEXATION PUBLIC HEARING
Antioch Community High School: 1133 S. Main Street, Antioch, IL
September 11, 2007

CALL TO ORDER

Mayor Larson called the September 11, 2007 special meeting of the Board of Trustees to order at 7:00 PM in the Antioch Community High School: 1133 S. Main Street, Antioch, IL

ROLL CALL

Following the Pledge of Allegiance, Mayor Larson asked for a moment of silence in remembrance for the 911 victims, emergency personal and their families. Roll call indicated the following Trustees were present: Hanson, McCarty, Caulfield, Crosby, Wolczyk and Pierce. Also present were Mayor Larson, Acting Administrator Keim, Attorney Simon and Clerk Rowe.

ANNEXATION PUBLIC HEARING

Annexation Hearing regarding PZB 07-01; Antioch BB, LLC; Antioch Marketplace, request that the site be annexed to the Village of Antioch and zoned B-2, General Retail with a Special Use approval for a Planned Development pursuant to Title 10, et.seq. of the Antioch Village Code – Mayor Larson said this is a special meeting and as such would give everyone present an opportunity to speak and in the interest in fairness she asked those present to limit their comments to around three minutes so that everyone would have an opportunity to speak.

Clerk Rowe read aloud the published public hearing notice and administered the oath to those who wished to testify. She also stated the affidavit of notice to officials of certain taxing districts and return receipts have been submitted.

Andrew Goodman partner and representatives of the applicant addressed items listed in the village staff letter and as discussed at previous meetings.

Items included:

- Screening the rear of the building
- Adding 20 white pines
- Receipt of the Army Corp of Engineers permit
- Traffic and improved access at Grimm, Lincoln and Brown with traffic signal
- Streets and sidewalk improvements
- Parking and landscaped islands added
- Open space, adding provided easement language and trail connection to Tim Osmond Park
- Landscaping, IDNR, SMC and 20-acre natural open space between the development and Little Silver Lake
- Preserved 119 trees (trees surveyed and tagged)
- Route 173 landscaping requirements have been met or exceeded
- Entry design landscaped with additional plants
- Environment and receipt of 404 Permit, detention and compliance with permit requirements
- Agreed to contribute \$100,000 toward downtown programs such as revitalization programs, marketing, and connection to Route 173 businesses, free workshop offered to merchants who would like to participate.

Mayor Larson recognized 37 citizens present in the audience who addressed the board with comments in favor or against the development. Some of the concerns stated included:

- Screening of the development
- Environmental impact
- Noise; both truck delivery and HVAC units
- Traffic
- Property value
- Economic impact

Each Trustee reviewed their questions regarding the development. Items discussed included:

- Gruen and Gruen Study
- Restaurant sales
- Individual services provided within the stores
- Gross figures

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- Request to see renderings of the view of the rear of the buildings during the winter season
- Noise
- Lighting
- Traffic study
- Bottom of Lake and Open Space designation
- Increased screening in back of development
- Pollution and debris
- Little Silver Lake residents concerns
- Water quality and compliance
- Pine Trees
- Requested to see the view from Route 173 with the out lots developed
- Village survey results
- Roof-top screening
- Traffic signals at Brown and Lincoln
- Comprehensive Plan change

CONTINUE PUBLIC HEARING

Following further discussion, Trustee McCarty moved, seconded by Trustee Caulfield to continue the public hearing at 7:00 p.m. on September 12, 2007 in the Antioch Municipal Building: 874 Main Street, Antioch, IL. Upon roll call, the vote was:

YES: 6: Hanson, McCarty, Caulfield, Crosby, Wolczyk and Pierce.

NO: 0.

THE MOTION CARRIED.

The meeting ended at 11:01 p.m.

Respectfully submitted,

Candi L. Rowe, RMC/CMC
Village Clerk