

APPROVED MINUTES
VILLAGE OF ANTIOCH
BOARD OF TRUSTEES, CONTINUED SPECIAL MEETING
ANNEXATION PUBLIC HEARING
Municipal Building: 874 Main Street, Antioch, IL
September 12, 2007

CALL TO ORDER

Mayor Larson reconvened the September 11, 2007 special meeting of the Board of Trustees to order at 7:00 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, Caulfield, Crosby, and Wolczyk. Also present were Mayor Larson, Acting Administrator Keim, Attorney Puma and Clerk Rowe. Absent: Trustee McCarty, Trustee Pierce and Attorney Simon.

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 meeting is reconvened from last night where there was public comment and the questions from the Village Board of Trustees. She said the developer will address the questions raised and closed the public comment portion of the hearing.

Trustee Crosby referred to the Route 173 Corridor Study under the environmentally sensitive areas and the 100' or greater landscaped buffer shall be incorporated along the shared boundary and he wanted to make sure that was addressed.

Trustee McCarty arrived at 7:14 p.m.

Andrew Goodman and representatives of the applicant addressed the items that were discussed at the previous meeting and questions from the Village Board that included:

- Landscape screening – adding 45 additional trees
- White Pine Trees – showed a rendering during the winter season
- 100' Buffer that extends around the wetland areas
- Total number of trees from the back of the building is about 240 trees
- Property values
- Lake bottom; zoned open space, giving village better control and the private agreement with Terry Upton that is already in place
- Retail – distributed list of potential out lot users
- Traffic

Trustee Pierce arrived at 7:30 p.m.

Andrew Goodman and representatives of the applicant continued to address the items that were discussed at the September 11, 2007 meeting and questions from the Village Board including:

- Design standards
- Emergency vehicle access
- Ground and parking lot maintenance
- Material upgrades color
- Signage design, height and locations
- Architectural style and elevations
- Stamped concrete – possibly at all entrances

Trustee Pierce left the meeting at 8:10 p.m.

Planning and Zoning Director Dustin Nilsen reviewed the survey responses and explained the survey was not scientific and only purpose was to be a conduit to collect public opinions. There were a total of 1075 responses with 85% in favor of the development.

There was a brief discussion regarding continuing the public hearing to 7:00 p.m. on September 26, 2007 where the applicant would respond to the following items:

- Overall out lot concept plan including landscape views and signage
- 3D rendering showing signage, out lots with generic users from the north, east and west
- Tree buffer sound qualities
- Tree count, species and caliber behind the Target triangle piece

APPROVED MINUTES

- Perspective with new trees
- Architectural designs (possible alternatives)
- Monument sign heights (will try to change, but asked the Board for consideration to keep what was proposed)
- Plan view of tree screening on north side
- Traffic Study

CONTINUE PUBLIC HEARING

Following further discussion, Trustee McCarty moved, seconded by Trustee Crosby to continue the public hearing to 7:00 p.m. on September 26, 2007 in the Municipal Building: 874 Main Street, Antioch, IL. Upon roll call, the vote was:

YES: 5: Hanson, McCarty, Caulfield, Crosby and Wolczyk.

NO: 0.

ABSENT: 1: Trustee Pierce.

THE MOTION CARRIED.

The meeting ended at 10:40 p.m.

Respectfully submitted,

Candi L. Rowe, RMC/CMC
Village Clerk