

APPROVED MINUTES  
VILLAGE OF ANTIOCH  
BOARD OF TRUSTEES, CONTINUED SPECIAL MEETING  
ANNEXATION PUBLIC HEARING  
Municipal Building: 874 Main Street, Antioch, IL  
September 26, 2007

**CALL TO ORDER**

Mayor Larson reconvened the September 12, 2007 special meeting and continued public hearing of the Board of Trustees to order at 7:03 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, Wolczyk and Pierce. Also present were Mayor Larson, Acting Administrator Keim, Attorney Simon and Recording Secretary Rachel Thiel. Absent: Trustee Caulfield, Trustee Crosby 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 tonight's meeting is reconvened from the continued hearing on September 12, 2007. She said the Board asked the developer to address some issues.

Andrew Goodman, representative of the applicant distributed and reviewed a list of the open issues from the last meeting that included the following:

1. Site signage program – Mr. Goodman said there are three proposed anchor signs for the project and seven shared outlot monument signs for the thirteen outlots. He also showed sign designs from other areas including Gurnee, IL.
2. Building Architectural Design/Roof Line Variation – Mr. Goodman discussed the two comments made regarding the architectural design of the project. He said the project consists of 80% brick which far exceeds the village's masonry ordinance. He said that hip roof structures have been added to the inline space without adding additional height to the structures.
3. Site Plan with Outlots, noting concrete stamping at project entries – Mr. Goodman reviewed the draft outlot plan and discussed the stamped concrete at all entrances. He said the outlots will be held to the architectural design standards.
4. New project 3-D perspectives; North, East, West & Behind Center – Mr. Goodman reviewed the perspectives from all directions.
5. Plan view of overall landscaping, noting 4-foot litter control fence – Mr. Nick Zaluzec, landscape design consultant with Walsh Landscape Construction, discussed the weekly litter maintenance program and the installation of a 4-foot high litter management fence that goes along the entire length of the property to the North side of the rear access road.
6. Plan view of tree screening on berm to the North of detention/Wetlands – Mr. Zaluzec discussed the tree screening on the berm to the North of the detention and wetland area. He said there are 202 existing trees North of the development with 68 trees being mature oaks.
7. Plan view of Northeast corner landscaping – Mr. Zaluzec discussed the number of proposed trees and their locations to supplement the existing trees.
8. Noise concern – Mr. Goodman distributed the letter and credentials from Mr. John Yerges of Yerges Acoustics. He read into the record the letter dated September 25, 2007 regarding RTU noise levels. Mr. Goodman also discussed the national tenants being hooked up to energy management systems that are controlled offsite, and are aware of energy concerns.

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9. Traffic study – Mr. Goodman distributed the memorandum dated September 24, 2007 from KLOA, Inc., traffic engineering consultant. Mr. Luay Aboona, PE from KLOA, Inc. reviewed the traffic analysis for the intersections at the Route 83 and Route 173. There was a brief discussion regarding IDOT's improvement plan and time frames for Route 83.
10. Outlot architectural design standards - Mr. Goodman distributed copies of *The Antioch Marketplace Outlot Architectural Design Standards* and reviewed the purpose, regulations and the standards and criteria.

Mr. Goodman discussed the aspects of the Antioch Marketplace project that would benefit the community.

There was a brief discussion regarding stores remaining dark for a certain period of time the release of future restrictions on tenancy. For example, if a big box store relocates to another area, that store cannot pay a developer to keep the store dark to keep a competitor out.

The Board also discussed the sign design alternatives. The consensus was that the Board preferred the original design (with the angled brick) over the proposed alternate sign presented earlier.

Attorney Simon reviewed the public hearing process and requirements. Attorney Simon also explained that the Board may continue to deliberate at the next meeting on the annexation agreement after the hearing is closed.

### **CLOSE ANTIOCH MARKETPLACE ANNEXATION PUBLIC HEARING**

Following further discussion, Trustee McCarty moved, seconded by Trustee Wolczyk to close the annexation public hearing regarding Antioch Marketplace. Upon roll call, the vote was:

**YES: 4:** Hanson, McCarty, Wolczyk and Pierce.

**NO: 0.**

**ABSENT: 2:** Trustees Caulfield and Crosby.

**THE MOTION CARRIED.**

### **ADJOURNMENT**

There being no further discussion, Trustee Pierce moved seconded by Trustee McCarty to adjourn the special meeting of the Board of Trustees at 8:36 p.m.

Respectfully submitted,

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Candi L. Rowe, RMC/CMC  
Village Clerk