

PUBLIC MEETING NOTICE AND AGENDA  
VILLAGE OF HUNTLEY  
VILLAGE BOARD MEETING



**THURSDAY, DECEMBER 16, 2010**  
**7:00 P.M.**  
**AGENDA**

1. Call to Order
2. Pledge of Allegiance
3. Special Presentation
  - a) Presentation of a Painting from the Sun City Pencil and Palette Club
4. Public Comments
5. Items for Discussion and Consideration
  - a) Approval of the December 16, 2010 Bill List in the amount of \$576,317.86
  - b) Ordinance (O)2010-12.75 – Inclusion of 11510 Main Street in the Huntley Historic District pursuant to the requirements of Section 159.021 Designation Procedures, (G) of the Huntley Historic Preservation Ordinance
  - c) Ordinance (O)2010-11.58 – An Ordinance Approving a Preliminary/Final Plat of Subdivision, Special Use Permit for Minor Automobile Repair, and Preliminary/Final Planned Unit Development, pursuant to the requirements of Section 156.068 and Section 156.070 of the Village of Huntley Zoning Ordinance, Lot 1 of Bakley’s 18<sup>th</sup> Addition East and portions of Lot 17 in Bakley’s 17<sup>th</sup> Addition and Lot 1 in Bakley’s 13<sup>th</sup> Addition (SEC Route 47/ Joan Avenue)/Huntley Auto Tech
  - d) Ordinance (O)2010-12.76 - Approval of the Village of Huntley Annual License Renewal for Commercial Waste Haulers and Sun City Residential Only Waste Hauler
  - e) Resolution (R)2010-12.51 - Accept and Place on File the Village of Huntley Village Board and Advisory Board Meeting Date and Holiday Schedule for 2011
6. Village Attorney’s Report
7. Village Manager’s Report
8. Village President’s Report
9. Unfinished Business
10. New Business

11. Executive Session
  - a) Probable or Imminent Litigation and Pending Litigation
  - b) Contractual
  - c) Property Acquisition, Purchase, Sale or Lease of Real Estate
  - d) Appointment, Employment, Dismissal, Compensation, Discipline and Performance of an Employee of the Village of Huntley
  - e) Collective Bargaining
  - f) Appointment, Discipline or Removal Public Officers
  - g) Appointment of a Public Officer
  - h) Review of Closed Session Minutes
  - i) Other
12. Possible Action on any Closed Session Item
13. Adjournment

MEETING LOCATION  
Village of Huntley Municipal Complex  
10987 Main Street  
Huntley, IL 60142

The Village of Huntley is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding accessibility of the meeting or the facilities, are requested to contact Mr. David Johnson, Village Manager at 847-515-5200. The Village Board Room is handicap accessible.

  
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David J. Johnson, Village Manager

Agenda Item:            **Special Presentation**

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- a)      Presentation of a Painting from the Sun City Pencil and Palette Club

Members of this club will be presenting the Village with a framed oil painting of the gazebo.

Agenda Item:            **December 16, 2010 Bill List in the amount of \$576,317.86**

Department:            **Finance Department**

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Included in the agenda packet is the December 16, 2010 Bill List. The Bill List has been reviewed by Staff. All is in order for Village Board approval at this time.

• Bill List - Detail Board Report	\$	499,040.44
• Bill List – Manual Checks Issued - 11/01/10	\$	4,361.06
• Bill List – Manual Checks Issued - 11/09/10	\$	3,936.17
• Bill List – Manual Checks Issued - 11/18/10	\$	68,887.73
• Bill List – Petty Cash Checking Account	\$	<u>92.46</u>
Total for approval:	\$	576,317.86
• Vendor Summary Report		

Please note that \$412,675.70(72%) of the Bill List is due to payment to IDOT for the West Main Street Improvement Project completed in 2003 and TIF Property Taxes.

**Village Board Action**

A motion of the Village Board to authorize the payment of the December 16, 2010 Bill List in the amount of \$576,317.86

Reviewed by:

  
Village Manager

Reviewed by:

  
Finance Director

Petitioner:                   **Approval of Ordinance (O)2010-12.75 – Inclusion of 11510 Main Street in the Huntley Historic District pursuant to the requirements of Section 159.021 Designation Procedures, (G) of the Huntley Historic Preservation Ordinance**

Petitioner:                   **Larry Goldberg –FirstLoan Mortgage**

Department:               **Development Services, Planning and Zoning Division**

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### **Introduction**

The property at 11510 Main Street (PIN: 18-28-453-004-0060) is recommended for inclusion within the Inaugural Huntley Historic District established per (O)Ordinance 2009-2.04 approved on February 26, 2009.

The subject property, located at the northeast corner of Main and Myrtle Streets, was built in 1910 in a Prairie School Style architectural style with Dutch elements including the boxed, gable end treatments. Mr. Goldberg renovated the structure in 2003 to accommodate his mortgage company business. Later that year a Zoning Map Amendment was requested and approved changing the property’s zoning from “R-2” Single Family Residence District to “O-(PUD)” Office – Planned Unit Development, a precursor to the “B-4” Adaptive Re-use Business District currently available in the Village’s Zoning Ordinance. If the petitioner’s request for inclusion within the Historic District is approved, the Goldberg property would be the second adaptive re-use property in Huntley to receive historic designation joining the Randall House at 12117 Main Street which was designated as a local historic landmark in March, 2007.

The Historic District Designation Criteria provided pursuant to Landmark and Historic District Designation section of the Historic Preservation Ordinance shall be considered to recommend a structure, building, object, or site for inclusion within a historic district. The criteria includes *General Considerations*, *Architectural Significance* and *Historic Significance* with the subject property qualifying under several elements within each of these three categories, including but not limited to the following:

### **General Considerations**

- (1) The structure, building, object, site, or area has significant character, interest, or value as part of the historic, cultural, aesthetic, or architectural characteristics of the Village, the State of Illinois, or the United States.

### **Architectural Significance**

- (1) The structure, building, object, site, or area represents certain distinguishing characteristics of architecture inherently valuable for the study of a time period, type of property, method of construction, or use of indigenous materials.
- (2) The structure, building, object, site, or area embodies elements of design, detail, material, or craftsmanship of exceptional quality.
- (3) The structure, building, object, site, or area exemplifies a particular architectural style in terms of detail, material, and workmanship and has undergone little or no alteration since its original construction.

**Historic Significance**

- (1) The structure, building, object, site, or area is an exceptional example of an historic or vernacular style, or is one of the few such remaining properties of its kind in the Village.

**Historic Preservation Commission Recommendation**

The Historic Preservation Commission conducted a public hearing on November 16, 2010 to consider the petitioner's request. Having fully heard and considered testimony, the Historic Preservation Commission recommended approval of the petitioner's request by a vote of 4 to 0 subject to the following condition:

1. Adherence to the Village of Huntley Historic Preservation Ordinance as well as applicable Secretary of the Interior's "Standards for Rehabilitation"

**Financial Impact**

Not applicable.

**Legal Analysis**

Not required.

**Village Board Action**

A motion is requested of the Village Board to approve Ordinance (O)2010-12.75 – An Ordinance approving the inclusion of the property at 11510 Main Street within the Village of Huntley Historic District.

**Exhibits**

- Huntley Historic Survey Sheet – 11510 Main Street
- Proposed Huntley Historic District Map
- Draft Ordinance

Petition:                   **Ordinance (O)2010-11.58 - An Ordinance Approving a Preliminary/  
Final Plat of Subdivision, Special Use Permit for Minor Automobile  
Repair, and Preliminary/Final Planned Unit Development, pursuant to  
the requirements of Section 156.068 and Section 156.070 of the Village  
of Huntley Zoning Ordinance, Lot 1 of Bakley's 18<sup>th</sup> Addition East and  
portions of Lot 17 in Bakley's 17<sup>th</sup> Addition and Lot 1 in Bakley's 13<sup>th</sup>  
Addition (SEC Route 47/ Joan Avenue)/Huntley Auto Tech**

Petitioner:               **Edward Miculinich - Auto Tech Centers**

Department:           **Development Services – Planning and Zoning**

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**Additional Information**

On November 18, 2010, the Village Board approved a motion to table the development application by Auto Tech Centers to allow Staff to gather additional information pertaining to traffic volumes for the existing retail center and the proposed automotive repair facility. In response, Staff conducted a field survey to establish current traffic counts for vehicles traveling south on Route 47 from the retail center and traveling from the retail center into the adjacent neighborhood located to the east. Additional exhibits have also been prepared to illustrate how traffic will enter and exit the retail center and Auto Tech site utilizing the surrounding road network.

Additionally, the petitioner has agreed to increase the size of the Arborvitae proposed along the east lot line from 6 feet to 8 feet in height.

***Retail Center Circulation and Trip Generation***

Presently vehicles leaving the shopping center are able to exit the retail center's parking lot and travel south on Route 47 from either of the center's two Route 47 curb cuts or via Kenneth Avenue. The widening of Route 47 will eliminate the ability for a vehicle leaving the retail center to travel south on Route 47 from both of the center's Route 47 curb cuts and from Kenneth Avenue (see Exhibit 1). Following the completion of the widening project, a vehicle leaving the retail center must follow one of the below routes to travel south on Route 47:

1. Exit the parking lot traveling north on Route 47 and make a u-turn at Joan Avenue
2. Exit the center by traveling east on Kenneth Avenue and then south on Church Street to Algonquin Road and then west to Route 47
3. Exit the center by traveling east on Kenneth Avenue and then north on Church Street to Joan Avenue and then west to Route 47

To determine the current number of vehicles that exit the retail center and travel south on Route 47 or into the adjacent neighborhood, staff conducted a field survey on Monday, December 6 and Tuesday, December 7, 2010 from 4 p.m. to 6 p.m. (Del Toro's Restaurant was closed on Monday, December 6). Vehicles exiting the retail center and traveling north on Route 47 were not counted as the widening project does not change the ability for someone to make this movement. The findings of the field survey are as follows (see also Exhibit 3):

		<b>NORTH RT. 47 EXIT TO RT. 47 SOUTH</b>	<b>SOUTH RT. 47 EXIT TO RT. 47 SOUTH</b>	<b>KENNETH AVE. EXIT TO RT. 47 SOUTH</b>	<b>KENNETH AVE. EXIT TO CHURCH ST.*</b>
MON., DEC. 6	4 p.m. – 5 p.m.	0	6	5	33
	5 p.m. – 6 p.m.	2	4	4	25
<b>MON., DEC. 6 TOTAL</b>		<b>2 (2.5%)</b>	<b>10 (12.7%)</b>	<b>9 (11.4%)</b>	<b>58 (73.4%)</b>
TUES., DEC. 7	4 p.m. – 5 p.m.	2	2	5	34
	5 p.m. – 6 p.m.	0	13	2	42
<b>TUES., DEC. 7 TOTAL</b>		<b>2 (2%)</b>	<b>15 (15%)</b>	<b>7 (7%)</b>	<b>76 (76%)</b>
<b>OVERALL TOTAL</b>		<b>4 (2.2%)</b>	<b>25 (14%)</b>	<b>16 (8.9%)</b>	<b>134 (74.9%)</b>

\* Vehicles traveling west on Kenneth Avenue were counted to provide an understanding of the current number of vehicles from the retail center flowing into the adjacent neighborhood to the east.

### ***Auto Tech Circulation and Trip Generation***

The proposed Church Street driveway to be located between the retail center and the Auto Tech facility would allow vehicles to also travel south on Route 47 by following the below listed routes (see Exhibit 2):

1. Exit on to Church Street and travel north to Joan Avenue and then west to Route 47
2. Exit on to Church Street and travel south to Algonquin Road and then west to Route 47
3. Exit Auto Tech site onto Joan Avenue and then west to Route 47

As provided by *Trip Generation, 8<sup>th</sup> Edition, by the Institute of Transportation Engineers*, an 8,200 square foot automobile care center is anticipated to generate 28 trips during its p.m. peak hour (14 vehicles entering/14 vehicles exiting) and a total of 130 daily trips. For reference, a 3,200 square foot fast food restaurant with a drive-through is anticipated to generate 107 trips during its p.m. peak hour and 1,588 total daily trips.

***The following information was previously provided to the Village Board on November 18, 2010.***

### **Introduction**

Auto Tech Centers was founded in 1985 and currently has three locations in McHenry County (McHenry, Crystal Lake and Woodstock) providing minor automobile repair service. The fourth location is proposed on a 0.95-acre site at the southeast corner of Route 47 and Joan Avenue.

The site is zoned B-3 Shopping Center Business, which requires it to be developed as a Planned Unit Development (PUD). Additionally, a Special Use Permit is required for minor automobile repair B-3 district and a Plat of Resubdivision is required to create the 0.95-acre lot.

The Village Board reviewed the concept plan on December 17, 2009 and referred the project to the Plan Commission. The Plan Commission reviewed the concept plan at their March 22, 2010, meeting. Comments received included reducing the amount of masonry block by adding more brick and increasing the amount of landscaping along the east lot line and around the foundation of the building. To address these comments, the petitioner has eliminated the masonry block and added a row of 6 foot tall Arborvitae along the east and south lot line.

***Preliminary and Final Plat of Subdivision***

The petitioner is proposing to resubdivide Lot 1 in Bakley's 18<sup>th</sup> Addition East, Lot 1 in Bakley's 13<sup>th</sup> Addition and Lot 17 in Bakley's 17<sup>th</sup> Addition. The proposed three-lot resubdivision creates the 0.95 acre Huntley Auto Tech site and two lots south of the Auto Tech site that are dedicated for ingress/egress. The two lots along the south side of the proposed resubdivision, Lot 2 (.0197 ac.) and Lot 3 (0.152 ac.), are undersized and undevelopable and serve only to accommodate an ingress/egress easement for the Huntley Auto Tech site to the north and shopping center to the south. These lots will provide a driveway to Church Street which does not presently exist.

The proposed plat of resubdivision requires the following relief:

1. Relief is required to allow B-3 zoned lots to have a minimum lot area of less than 80,000 square feet and minimum lot width of less than 200 feet for all three lots in the proposed resubdivision. Lots 1, 2, and 3 have an area of 41,206 square feet, 8,594 square feet and 6,647 square feet and lot widths of approximately 186 feet, 66 feet and 46 feet, respectively.

***Preliminary and Final Planned Unit Development***

Section 156.070(B)(3) of the Zoning Ordinance requires that all land zoned B-3 Shopping Center Business must be developed as a Planned Unit Development (PUD) subject to review and approval by the Plan Commission and Village Board.

***Site Plan***

The 8,208 square foot automotive repair facility is located on the 0.95 acre B-3 Shopping Center Business zoned lot located at the southeast corner of Route 47 and Joan Street. Site ingress/egress is proposed from Route 47 via the 25 foot-wide access drive at the southwest corner of the site and Joan Street to the northeast. The facility will have ten (10) service bays and approximately 1,400 square feet of retail sales space. The proposed parking area will have 32 parking stalls which exceeds the required number of parking spaces (2 parking spaces per service bay and 4 parking spaces per 1,000 square feet of retail sales or 26 spaces) by six (6) stalls. A bicycle rack is provided near the southwest corner of the building as required for parking areas with 20 or more parking spaces.

Stormwater detention for the site is accommodated within an existing detention basin across Route 47 to the northwest. The trash dumpster enclosure at the southeast corner of the site is proposed with masonry to match the building and solid metal gates.

The proposed site plan requires the following relief:

1. Section 156.106(C)(13) of the Zoning Ordinance requires drive aisles to be a minimum of 24 feet wide. The petitioner is proposing a 22 foot wide drive aisle on the east side of the site.
2. The proposed location of the trash enclosure encroaches into the ten (10) foot required landscape setback. The trash enclosure will be setback 5.24 feet from the east lot line.

***Building Façade***

The building features a flat, parapet roof with pre-finished metal coping. Exterior materials include various colors of Harvard brick. The aluminum/glass storefront entrance is oriented to face Route 47 and there are three (3) glass and aluminum-framed overhead doors on the north elevation and seven (7) proposed on the south elevation. The roof-mounted HVAC units are required to be screened by the roof's parapet or with the aid of screening devices mounted directly upon the equipment.

***Landscaping***

Building foundation landscaping is concentrated along the west and north elevations facing Route 47 and Joan Street, respectively. Parkway plantings include four (4) State Street Maples along Route 47, three (3) Accolade Elms along Joan Street and three (3) Autumn Blaze Maples along the Church Street, which meets the street landscaping requirement of 1 tree per 40 feet of frontage. The parkway trees are augmented by clusters of Sumac and shrubbery including Viburnum and Chokeberry.

Plantings along the site perimeter include two (2) Thornless Honey Locust to the southwest and Arborvitae lining both the south and east sides of the site. Screening of the dumpster enclosure is aided by three (3) Arborvitae and four (4) Black Hill Spruce trees.

***Lighting***

The average illumination within parking lots cannot average less than 2.0 footcandles with a maximum illumination at the property line not to exceed 0.5 footcandles and light poles no more than 20 feet in height. The site plan calls for three (3) Eurotique architectural light fixtures at the north, south and west edges of the parking area. Lighting on the east side of the building will be provided by two (2) Lithonia wall-mounted architectural sconces at the rear and near the northeast corner of the facility.

***Signage***

A 6 foot tall, 14 foot wide Harvard brick/cast stone capped monument sign with a 49 square foot sign face is proposed at the northwest corner of the site. The sign copy area is divided between the "Auto Tech Center" sign face and an electronic message center that will allow changeable information regarding the business activities.

The proposed electronic message board requires the following relief:

1. The Sign Ordinance prohibits signs that move or flash (§156.25(A)), therefore, relief is required to allow a changeable copy sign that will move and/or flash.

***Special Use Permit***

In accordance with the Village's Zoning Ordinance, the B-3 Shopping Center Business zoning district allows minor automobile repair as a special use. Accordingly, the petitioner has requested a special use permit to allow Huntley Auto Tech to operate within the proposed Bakley's 19<sup>th</sup> Addition, Lot 1.

### **Plan Commission Action**

The Plan Commission conducted a public hearing and reviewed the petition at their October 25, 2010 meeting. During the public hearing, several neighboring residents raised concerns regarding potential nuisances posed by the proposed business including noise, odor, traffic, litter and light pollution. Specific concerns were raised regarding the increased traffic on Church Street as a result of the new driveway and the noise that would be created by the air impact wrenches used by Huntley Auto Tech. Neighbors stated the proposed minor automobile repair use is better suited for industrially zoned land.

Having fully heard and considered testimony, the Plan Commission recommended approval of the request by a vote of 5 to 1, subject to the following conditions:

1. All public improvements and site development must occur in full compliance with the submitted plans (see list of exhibits) and all other applicable Village Municipal Services (Engineering, Public Works, Planning and Building) site design standards, practices and permit requirements.
2. The petitioners will comply with all final engineering revisions to be approved by the Village Engineer and Development Services Department.
3. The Village of Huntley will require adherence to Illinois drainage law and best management practices for stormwater management.
4. The following easement language excerpt shall be included on the Bakley's 19<sup>th</sup> Addition Resubdivision: The owner of Lots 2 and 3, as grantor, hereby grants to the owners of Lot 1 and Lot 23 in Bakley's 5th Addition and Lot 17 in Bakley's 17th Addition, their respective tenants, contractors, employees, agents, customers, licensees, invitees, and the subtenants of such tenants, a nonexclusive perpetual easement for ingress and egress by vehicular and pedestrian traffic, but not parking, over and across all of Lots 2 and 3.
5. The petitioner shall obtain final approval of the Landscape Plan from the Development Services Department.
6. The petitioner shall obtain final approval of the Lighting Plan from the Development Services Department.
7. The electronic message center sign shall contain static messages only and shall not have movement or the appearance or optical illusion of movement, of any part of the sign structure, design, or pictorial segment of the sign, including the movement or appearance of movement of any illumination or the flashing, scintillating or varying of light intensity other than that provided through an automatic dimming system to control overall illumination intensity. Each message on the sign shall be displayed for a minimum of 10 seconds. The change of messages must be accomplished immediately.
8. In accordance with the Section 155.221(A)(5) of the Subdivision Ordinance, the developer shall record the Plat of Resubdivision with the Recorder of McHenry County within three months of approval by the Village Board.
9. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
10. No building plans or permits are approved as part of this submittal.
11. No sign permits are approved as part of this submittal.

**Staff Analysis**

Following the Plan Commission meeting, at the Village's request, the petitioner and property owner met on the development site with neighbors to discuss their concerns. The meeting was held on Tuesday, November 2, 2010, and included approximately 15 residents from the surrounding neighborhood.

**Financial Impact**

Not applicable.

**Legal Analysis**

Not required.

**Action Requested**

A motion of the Village Board to approve Ordinance (O) 2010-11.58 - Granting Approval of a Preliminary/Final Plat of Subdivision, Special Use Permit for Minor Automobile Repair, and Preliminary/Final Planned Unit Development, pursuant to the requirements of Section 156.068 and Section 156.070 of the Village of Huntley Zoning Ordinance, Lot 1 of Bakley's 18th Addition East and portions of Lot 17 in Bakley's 17th Addition and Lot 1 in Bakley's 13th Addition (SEC Route 47/ Joan Avenue)/Huntley Auto Tech

**Exhibits**

- Exhibit 1: Traffic Flow w/ Route 47 Widening
- Exhibit 2: Traffic Flow w/ Route 47 Widening & Auto Tech Plan
- Exhibit 3: Retail Center Southbound Traffic
- Building Elevations, dated 9/20/10
- Layout Plan, dated 9/20/10
- Landscape Plan, dated 9/20/10
- Trash Enclosure Elevations, dated 9/20/10
- Photometric Plan, dated 8/20/10
- Parking Lot Fixture Specifications, not dated
- Final Plat of Resubdivision, dated 9/14/10
- Draft Ordinance

Agenda Item:           **Ordinance (O)2010-12.76 - Village of Huntley Annual License Renewal for Commercial Waste Haulers and Sun City Residential Only Waste Hauler**

Department:           **Village Manager's Office**

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**Introduction**

In November, renewal packets were mailed by certified mail to the current commercial waste haulers as well as the Sun City/Residential only waste hauler, Waste Management.

The following waste haulers have submitted the application and payment to provide commercial waste and recycle pickup in the Village of Huntley. Waste Management of Illinois has also submitted their application for Sun City residential pick up.

- Allied Waste (A Republic Services Company) - Commercial
- Groot Industries, Inc. – Commercial
- MDC Environmental Services – Commercial
- Ray Schreiber Disposal Co. - Commercial
- Waste Management of Illinois, Inc. – Commercial
- Waste Management of Illinois, Inc. – Residential Sun City ONLY

**Staff Analysis**

All required documentation has been received and is in compliance. All is in order for Village Board consideration at this time.

**Financial Impact**

As part of the approved FY2011 Budget, this specific Refuse Licenses revenue source is included under the Licenses and Permits Line Item. The individual license fee for 2011, as regulated by the Village's Waste Hauler Ordinance, is \$1,605.26. This fee includes the yearly Consumer Price Index rate adjustment of 2% from 2010.

**Legal Analysis**

Not required.

**Action Requested**

A motion of the Village Board to approve Ordinance (O)2010-12.76 - the Village of Huntley Annual License Renewal for Commercial Waste Haulers and Sun City Residential only Waste Hauler.

**Exhibits**

- Draft Ordinance

Agenda Item:                   **Approval of Resolution (R)2010-12.51 - Accept and Place on File the Village of Huntley Village Board and Advisory Board Meeting Date and Holiday Schedule for 2011**

Department:               **Village Manager's Office**

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**Introduction**

Included in the packet is the proposed holiday schedule and meeting dates for the Village Board, Committee of the Whole and Advisory Boards for 2011. Once the schedule has been approved by the Village Board the meeting schedule will be published and distributed as necessary. If necessary, meetings may be added or cancelled throughout the year, after approving the schedule, with appropriate legal notice.

**Village Board Action**

A motion of the Village Board to approve Resolution (R)2010-12.51 – Accept and Place on File the Village of Huntley Village Board and Advisory Board Meeting Date and Holiday Schedule for 2011.