

**VILLAGE OF HUNTLEY
VILLAGE BOARD MEETING
July 9, 2015
MINUTES**

CALL TO ORDER:

A meeting of the Village Board of the Village of Huntley was called to order on Thursday, July 9, 2015 at 7:00 p.m. in the Municipal Complex, Village Board Room, 10987 Main St., Huntley, Illinois 60142.

ATTENDANCE:

PRESENT: Mayor Charles Sass; Trustees: Ronda Goldman, Tim Hoeft, Niko Kanakaris, Harry Leopold, John Piwko and JR Westberg.

ABSENT: None

IN ATTENDANCE: Village Manager David Johnson, Assistant Village Manager Lisa Armour, Management Assistant Barbara Read and Village Attorney Mike Coppedge.

PLEDGE OF ALLEGIANCE: Mayor Sass led the Pledge of Allegiance.

SPECIAL PRESENTATION:

- a) Pride in Preservation Awards

Mayor Sass read the following proclamation:

WHEREAS, historic preservation is an effective tool for managing growth, revitalizing neighborhoods, fostering local pride and maintaining community character while enhancing livability; and

WHEREAS, it is important to celebrate and recognize those individuals in the community who have taken that extra step with the enhancement and maintenance of their property consistent with the character of the Village of Huntley; and

WHEREAS, it is the dedication and contribution of these individuals that sets them apart as it encourages and motivate others to enhance and preserve architectural heritage of the community.

NOW, THEREFORE, I, Charles H. Sass, Mayor of the Village of Huntley, do recognize the Hartman Residence, Krush Residence and Carpenter Residence for their Pride in Preservation and contributions to the Village.

Passed and Approved this 9th of July 2015.

Mayor Sass invited Historic Preservation Commissioner Ms. Diana Carpenter to come forward and accept her proclamation and invited Historic Preservation Commissioner Ms. Geri Rizzo to speak on the awarded properties.

Commissioner Rizzo reviewed a Power Point presentation on each property.

PUBLIC COMMENTS: None

ITEMS FOR DISCUSSION AND CONSIDERATION:

- a) Approval of June 4, 2015 Committee of the Whole, June 11, 2015 Liquor Commission, June 11, 2015 Village Board, June 18, 2015 Committee of the Whole, and June 25, 2015 Village Board Meeting Minutes

Mayor Sass asked if the Village Board had any comments or changes to the Minutes; there were none. Mayor Sass reported that Trustee Kanakaris was absent from the June 4, 2015 meeting.

A MOTION was made to approve the June 11, 2015 Liquor Commission, June 11, 2015 Village Board, June 18, 2015 Committee of the Whole, and June 25, 2015 Village Board Meeting Minutes.

MOTION: Trustee Leopold
SECOND: Trustee Westberg
AYES: Trustees: Goldman, Hoeft, Kanakaris, Leopold, Piwko and Westberg
NAYS: None
ABSENT: None
The motion carried: 6-0-0

A MOTION was made to approve the June 4, 2015 Committee of the Whole Meeting Minutes.

MOTION: Trustee Goldman
SECOND: Trustee Hoeft
AYES: Trustees: Goldman, Hoeft, Leopold, Piwko and Westberg
NAYS: None
ABSENT: None
ABSTAIN: Trustee Kanakaris
The motion carried: 5-0-0-1

- b) Approval of the July 9, 2015 Bill List in the amount of \$948,053.61

Mayor Sass reported that \$655,081.13 or (69%) of the bill list was attributable to Payout #2 to Curran Contracting for the Weber/Freeman Road Improvements paid out of Escrow Funds (\$586,120.59) and Payout #3 to Berger Excavating Contractors for the downtown Utility Replacement Plan (\$68,960.54).

Mayor Sass asked if the Village Board had any comments or questions; there were none.

A MOTION was made to approve the July 9, 2015 Bill List in the amount of \$948,053.61.

MOTION: Trustee Westberg
SECOND: Trustee Piwko
AYES: Trustees: Goldman, Hoeft, Kanakaris, Leopold, Piwko and Westberg
NAYS: None
ABSENT: None
The motion carried: 6-0-0

- c) Consideration of an Ordinance Approving Relief for Required Landscaping at the Base of a Ground Sign, 10896 Route 47

Village Manager David Johnson reviewed a Power Point presentation and reported that N&R Properties LLC, owner of Huntley Towers, 10870-10896 Route 47, the commercial subdivision on the east side of Route 47 is requesting relief from the Village's Sign Regulations to install a multi-tenant ground sign

without the required landscaping at its base.

Staff Analysis

The petitioners proposed construction of a fifteen (15') foot tall, eighty (80) square foot multi-tenant ground sign within the sidewalk area near the northwest corner of the Huntley Towers building. As proposed, the sign is in conformance with the Village's Sign Regulations for maximum height and size requirements, however, the petitioners request relief from the Zoning Ordinance - Sign Regulations, Section 156.118 General Regulations (G) Required Landscaping; dictating:

- (1) For every one (1) square foot of sign area there shall be provided two (2) square feet of landscape area immediately adjacent to the sign base.

Furthermore, the proposed sign does not conform to the Village's Commercial Design Guidelines requiring monument or ground signs to be no greater than six (6') feet in height and incorporate the principal building's masonry material into the architecture and material around the sign copy area.

The petitioners note that relief from the requirement to install landscaping at the sign base as well as the proposed location of the ground sign within the existing sidewalk area lessen the impact of the ground sign on the site by eliminating the need to remove parking spaces to accommodate the sign.

Legal Analysis

In accordance with Section 156.141(A) of the Sign Ordinance, the Village Board has the authority to review and grant relief from any provision of the Sign Ordinance.

Village Manager Johnson reported that Mr. Rob Santoro was in attendance to answer questions.

Mayor Sass asked if the Village Board had any comments or questions.

Trustee Westberg stated that the sign location looked like it would be obstructed by the building itself. Mr. Santoro responded that he looked at every spot possible because his tenants want visibility. Trustee Westberg asked if the wall signage on the front of the building wasn't enough; Mr. Santoro responded that it wasn't enough.

Trustee Goldman stated that the parking was a deterrent and it would be hard to see the sign with the configuration of the building. Mr. Santoro stated that the peninsula of the proposed sign location jets out and that is the reason he picked that location.

Trustee Piwko asked about the parking plan on the north side of the building; Mr. Santoro reported that he paid for the engineering of the use of the space but the quotes came in up to \$400,000 to add the additional parking. Trustee Piwko stated that he had issues with the proposed sign as it deviates from the Sign Code.

Trustee Hoeft stated that the problem with the proposed sign location is that people traveling northbound will not see the sign until they have passed the building.

Trustee Leopold stated that the proposed sign was too large.

Trustee Kanakaris suggested that the sign be located in the grassy area north of the property; Mr. Santoro stated that the State owns the property. Trustee Hoeft asked if there was enough room to add additional parking why was there not enough room to add a sign. Mr. Santoro stated that he didn't know

how it would look and that it would be located farther away from Route 47 and harder to see.

Trustee Kanakaris suggested further discussion on options for signage.

Village Manager Johnson stated that Staff will work with Mr. Santoro and come back before the Village Board at a later time.

Mayor Sass stated that the petitioners request was probably not going to pass at the proposed locations and the requested sign size.

A MOTION was made to Table this item.

MOTION: Trustee Kanakaris

SECOND: Trustee Westberg

- d) Conceptual Review of a Proposed Site Plan and Elevations for a 31,176 square foot addition to the existing Heritage Woods Assisted Living Center facility located at 12450 Regency Parkway and Referral into the Formal Development Review Process

Assistant Village Manager Lisa Armour reviewed a Power Point presentation and reported that Michael Raymond Construction, petitioner, and Heritage Woods of Huntley LLC, owner, are proposing the construction of a 31,176 square foot Assisted Living and Memory Care addition to the existing seventy-two (72) unit Heritage Woods Assisted Living Center facility located at 12450 Regency Parkway, just north and west of the Regency Parkway and Farm Hill Drive intersection.

The first phase of Heritage Woods of Huntley was constructed in 2009 on the 4.1- acre lot zoned BP-PDD Business Park Planned Development District. At that time, it was anticipated that a second phase would consist of a twenty-four (24) unit addition located on the east end of the existing facility. The new proposal is a 31,176 square foot addition that will add nine (9) one-bedroom assisted living units and thirty (30) studio apartment memory care units.

Site Plan and Parking

The proposed addition would be constructed to the east of the existing building and utilize the existing fire lane loop, installed with the first phase of development, to provide access to the main entrance for the memory care portion of the building. The southern portion of the access aisle, adjacent to the new memory care entrance, will allow for two-way traffic; however, the western and northern portions of the drive will be restricted to one-way traffic.

Heritage Woods currently has ninety-six (96) parking stalls, including four (4) handicap stalls. The existing parking along the fire lane will be reconfigured to accommodate the building addition and additional parking would be added to the north and east of the addition. Overall, there would be 113 parking stalls on the site which exceeds the Regency Square Development Guidelines by two (2) spaces (the Guidelines require one (1) parking stall per unit/bed).

Building Elevations

The conceptual elevations provided for the building addition include a combination of masonry and fiber cement siding serving to match the architecture and color scheme of the existing Heritage Woods facility.

Landscaping

The majority of landscaping for the site was installed with the first phase of development although an amended landscape plan identifying new foundation and perimeter landscaping will be required with the formal submittal.

Signage

No additional signage has been specified in association with the proposed building addition.

Lighting

The light fixtures and pole standards proposed for this phase of development will be required to match the existing lights and adhere to the Village's requirements for a minimum of 2.0 foot-candle average for parking areas, no greater than 0.5 foot-candles at the property line and house-side shields to eliminate the impact of any light glare on adjacent properties.

Staff Analysis

Any proposed development within the Regency Square Subdivision must adhere to the guideline requirements and require review and approval by the Plan Commission and Village Board of the following:

1. Amended Special Use Permit for a Congregate Care Center
2. Site Plan Review

Assistant Village Manager Armour reported that representatives of the project were in attendance to answer questions.

Mayor Sass asked if the Village Board had any comments or questions.

Trustee Leopold asked why there were so many parking spaces in the rear of the building and so few at the main entrance; Mr. Dave Schoning, project Architect, reported that most of the cars will be for the employees and the employee entrance is located in the rear of the building. Mr. Schoning reported that there is not a high volume of traffic for the Memory Care section.

Trustee Kanakaris stated that he would like to see more guest parking.

Mr. Jerry Hubbe, Michael Raymond Construction, reported that assisted living care requires a lot of staff and therefore more employee parking than guest parking.

Trustee Leopold asked about the location of the employee entrance which will be near the rear parking lot.

Trustee Kanakaris asked if the fire lane was wide enough; Mr. Schoning stated that the fire lane has already been approved by the Huntley Fire Protection District as it is already in place.

Trustee Kanakaris asked if the Village could give a larger rear-yard variance so the parking spaces could be straight and not diagonal. Village Manager Johnson stated that the review is conceptual and will be reviewed as part of the formal application.

Trustee Westberg asked if the addition will use the existing trash enclosure; Mr. Schoning confirmed.

Mayor Sass asked if the Village Board had any other comments or questions; there were none.

It was the consensus of the Village Board to refer the request from Michael Raymond Construction, petitioner and Heritage Woods of Huntley, owner, to the Plan Commission to begin formal development review for the proposed building addition to the existing assisted living facility located at 12450 Regency Parkway.

- e) Consideration of an Ordinance Accepting Kreutzer Road Improvements / Lions Chase Subdivision

Mayor Sass reported that the Village routinely accepts subdivision public improvements for ownership and maintenance once the improvements have been successfully constructed and inspected. The Village has received a request from D.R.Horton/Cambridge Homes, Inc. (Horton) for acceptance of the Kreutzer Road Improvements, along with adjustments to the financial securities for the remaining public improvements.

Staff Analysis

Richmond American Homes, the original developer of Lions Chase, received Village acceptance of the streets with final surface course of asphalt completed, the public watermain, sanitary sewer and storm sewer in November, 2009. Horton purchased the remaining lots in Lions Chase in late 2012 and completed the final surface course of pavement on Kreutzer Road in late 2013. Replacement of landscaping along Kreutzer Road was completed in 2014 and 2015. Horton has requested acceptance of Kreutzer Road and a reduction in the performance bond currently held by the Village. The bond reduction sought is \$266,150.00.

Staff and Christopher Burke Engineering (CBBEL) have reviewed the request and recommend acceptance subject to receipt of a maintenance security in the amount of \$52,125.00 for a one-year period. Adjustment to the current performance security is as follows upon receipt of the maintenance security:

Performance Bond	Current Value	Proposed Disposition
RLI Insurance Company Bond #CMS262788	\$860,480.00	Reduce or replace to a new value of \$594,330.00

Mayor Sass asked if the Village Board had any comments or questions; there were none.

A MOTION was made to approve an Ordinance Accepting Kreutzer Road Improvements – Lions Chase Subdivision.

- MOTION: Trustee Leopold**
- SECOND: Trustee Piwko**
- AYES: Trustees: Goldman, Hoeft, Kanakaris, Leopold, Piwko and Westberg**
- NAYS: None**
- ABSENT: None**
- The motion carried: 6-0-0**

- f) Approval of Payout Request No. 3 in the amount of \$68,960.54 to Berger Excavating Contractors for Downtown Utilities Improvements Project

Mayor Sass reported that on February 26, 2015 the Village Board awarded a contract for the Downtown

Utilities Improvements project to Berger Excavating Contractors. The contract amount was \$889,948.20.

Berger Excavating started working on March 17, 2015 and has submitted the third pay request for the Downtown Utilities Improvements project. Village staff and the Village's project engineer, CBBEL, have reviewed the request and recommend approval of the payout.

Staff Analysis

<u>Pay Request</u>	<u>Total Completed Work</u>	<u>Retention</u>	<u>Previous Payments</u>	<u>Amount Requested</u>
#1	\$58,732.74	\$5,873.27	\$0.00	\$52,859.47
#2	\$622,215.71	\$31,110.79	\$52,859.47	\$538,245.46
#3	\$673,536.19	\$13,470.72	\$591,104.93	\$68,960.54

Financial Impact

The FY2015 budget includes \$4,000,000 for Streetscape Improvements in the Downtown TIF Fund 16-10-4-7712.

Mayor Sass asked if the Village Board had any comments or questions; there were none.

A MOTION was made to approve Payout Request No. 3 in the amount of \$68,960.54 to Berger Excavating for the Downtown Utilities Improvements project.

MOTION: Trustee Hoeft

SECOND: Trustee Goldman

AYES: Trustees: Goldman, Hoeft, Kanakaris, Leopold, Piwko and Westberg

NAYS: None

ABSENT: None

The motion carried: 6-0-0

- g) Approval of Payout Request No. 2 in the amount of \$586,120.59 to Curran Contracting for Freeman Road Widening Project

Mayor Sass reported that on September 25, 2014 the Village Board awarded a contract for the Freeman Road Widening project to Curran Contracting. The contract amount was \$984,999.00.

Curran Contracting started work on October 27, 2014. Due to unseasonably cold fall temperatures, the work was suspended through the winter. Curran Contracting remobilized on April 15, 2015 and has submitted a request for the Freeman Road Widening project. Village staff and the Village's project engineer, Jacob & Hefner Associates have reviewed the request and recommend approval of the payout.

Staff Analysis

<u>Pay Request</u>	<u>Total Completed Work</u>	<u>Retention</u>	<u>Previous Payments</u>	<u>Amount Requested</u>
#1	\$219,102.03	\$10,955.12	\$0.00	\$208,146.91
#2	\$836,071.09	\$41,803.59	\$208,146.91	\$586,120.59

Financial Impact

The Village has entered into a joint agreement with IDOT for EDP funding in the amount of \$518,494.00. The EDP agreement with IDOT required the Village to bid the project and provide for construction observation. However, there is no financial impact to the Village. Project expenses over \$518,494.00 will be borne by Duke Realty, the developer of the Huntley DC Subdivision.

Mayor Sass asked if the Village Board had any comments or questions; there were none.

A MOTION was made to approve Payout Request No. 2 in the amount of \$586,120.59 to Curran Contracting for the Freeman Road Widening project.

MOTION: Trustee Westberg

SECOND: Trustee Kanakaris

AYES: Trustees: Goldman, Hoeft, Kanakaris, Leopold, Piwko and Westberg

NAYS: None

ABSENT: None

The motion carried: 6-0-0

VILLAGE ATTORNEY’S REPORT: None

VILLAGE MANAGER’S REPORT:

Trustee Kanakaris noted that many of the intersections in the Talamore Subdivision had overgrown trees and were very difficult to cross. Village Manager Johnson reported that the landscaping is the responsibility of the HOA and Staff will follow up with the developer.

Trustee Goldman asked about the usage of the Pace Dial-a-Ride; Village Manager Johnson reported that the usage is very consistent with the active riders from the previous program with an increase of non-senior riders.

VILLAGE PRESIDENT’S REPORT: None

UNFINISHED BUSINESS:

Trustee Piwko reported that Family Fun Day on July 4th was a success and thanked Staff.

NEW BUSINESS: None

EXECUTIVE SESSION: None

ACTION ON CLOSED SESSION ITEM: None

ADJOURNMENT:

There being no further items to discuss, a MOTION was made to adjourn the meeting at 7:46 p.m.

MOTION: Trustee Westberg

SECOND: Trustee Hoeft

The Voice Vote noted all ayes and the motion carried.

Respectfully submitted,

Barbara Read
Recording Secretary