

**VILLAGE OF HUNTLEY
COMMITTEE OF THE WHOLE MEETING
September 2, 2010
MINUTES**

CALL TO ORDER:

A meeting of the Committee of the Whole of the Village of Huntley was called to order on Thursday, September 2, 2010 at 7:00 p.m. in the Municipal Complex Village Board Room located at 10987 Main Street, Huntley, Illinois 60142.

ATTENDANCE:

PRESENT: Mayor Charles Sass; Trustees: Pam Fender, Jay Kadakia, Niko Kanakaris, Harry Leopold, Paul Mercer and John Piwko.

ABSENT: None

IN ATTENDANCE: Village Manager David Johnson, Senior Assistant to the Village Manager Lisa Armour, Management Assistant Barbara Read, Senior Planner Charles Nordman and Village Attorney Mike Coppedge.

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was led by Mayor Sass.

PUBLIC COMMENTS: None

ITEMS FOR DISCUSSION:

- a) Discussion – August 12, 2010 Village Board and August 19, 2010 Committee of the Whole Meeting Minutes

Mayor Sass asked if the Committee had any questions or changes to the August 12, 2010 Village Board and August 19, 2010 Committee of the Whole Meeting Minutes; there were none.

It was the consensus of the Committee of the Whole to forward on to the Village Board for approval the August 12, 2010 Village Board and August 19, 2010 Committee of the Whole Meeting Minutes.

- b) Discussion – September 9, 2010 Bill List in the Amount of \$376,996.63

Mayor Sass asked if the Committee had any questions or comments regarding the September 9, 2010 Bill List in the Amount of \$376,996.63; there were none.

It was the consensus of the Committee of the Whole to forward on to the Village Board for approval the September 9, 2010 Bill List in the Amount of \$376,996.63.

- c) Discussion – Ordinance (O)2010-09.44 – Approval of a Simplified Residential Zoning Variance for a Building Addition Encroaching into the rear yard setback – Dominick and Kathleen Martelli at 12803 Bluebell Avenue

Village Manager David Johnson reviewed a Power Point presentation and reported that the petitioner is requesting relief from Village of Huntley Zoning Ordinance No. 97-07-24-01, (Annexation

Agreement for Del Webb's Sun City) which stipulates Site Standards for *Premier and Estate Residential Lots (single family)* which includes a 20 foot rear yard setback requirement.

The petitioner is requesting approval of 3 feet -9 ½ inches in relief from the required 20 foot rear yard setback to allow a 20' x 12'-3" sunroom addition at the rear (west side) of the residence. The petitioner identified the lot backing-up to the Whisper Creek golf course and a large field as a reason why the addition will have little to no effect on their neighbors to each side.

The Sun City Community Association Modifications Committee denied the petitioner's project request on August 13, 2010. On August 18, 2010, the Sun City Community Association's Board of Directors approved the petitioner's appeal of the Modifications Committee decision.

The Village's Building Division has approved the building permit for the sunroom addition pending the Village Board's approval of the Simplified Residential Zoning Variation.

Zoning Board of Appeals Recommendation

The Zoning Board of Appeals conducted a Public Hearing on August 25, 2010 to hear the petition. The ZBA recommended approval of the petitioner's request by a vote of 4 to 0 subject to the following condition:

1. No building permits or Certificates of Occupancy approved as part of the Simplified Residential Zoning Variation.

Village Manager Johnson reported that Dominick and Kathleen Martelli were in attendance to answer questions.

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

It was the consensus of the Committee of the Whole to forward on to the Village Board for approval Ordinance (O)2010-09.44 – Approval of a Simplified Residential Zoning Variance for a Building Addition Encroaching into the rear yard setback for Dominick and Kathleen Martelli residing at 12803 Bluebell Avenue.

- d) Discussion – Ordinance (O)2010-09.45 – Approval of a Simplified Residential Zoning Variance for a Building Addition Encroaching into the rear yard setback – Jim and Nancy Lyons at 14068 Westmore Road

Village Manager David Johnson reviewed a Power Point presentation and reported that the petitioner is requesting relief from Village of Huntley Zoning Ordinance No. 97-07-24-01, (Annexation Agreement for Del Webb's Sun City) which stipulates Site Standards for *Premier and Estate Residential Lots (single family)* which includes a 20 foot rear yard setback requirement.

The petitioner is requesting approval of 3 feet -1¼ inches in relief from the required 20 foot rear yard setback to allow an 18 foot x 12 foot four season room addition at the rear (south side) of the residence. The petitioners point out that the lot backs-up to open space and therefore the addition will have a limited impact upon neighboring residences.

The Sun City Community Association Modifications Committee denied the petitioner's project request on July 9, 2010. On July 28, 2010, the Sun City Community Association's Board of Directors approved the petitioner's appeal of the Modifications Committee decision.

The Village's Building Division has approved the building permit for the four season room addition pending the Village Board's approval of the Simplified Residential Zoning Variation.

Zoning Board of Appeals Recommendation

The Zoning Board of Appeals conducted a Public Hearing on August 25, 2010 to hear the petition. The ZBA recommended approval of the petitioner's request by a vote of 4 to 0 subject to the following condition:

1. No building permits or Certificates of Occupancy approved as part of the Simplified Residential Zoning Variation.

Village Manager Johnson reported that Jim and Nancy Lyons were in attendance to answer questions.

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

It was the consensus of the Committee of the Whole to forward on to the Village Board for approval Ordinance (O)2010-09.45 – Approval of a Simplified Residential Zoning Variance for a Building Addition Encroaching into the rear yard setback – Jim and Nancy Lyons at 14068 Westmore Road.

- e) Discussion – Ordinance (O) 2010-09.46 – Amendment of the 2010-2011 Liquor License for Sammy's Restaurant and Lounge, 11012 Route 47

Mayor Sass reported that the Village is in receipt of a request from Mr. Sammy Abdullai of Sammy's Restaurant and Lounge (Sammy's) to allow for another outside event this fall. Sammy's, 11012 Route 47, is requesting to amend their Class "A" Liquor License to allow for the event, as it was not included in the renewal application submitted by Sammy's in April.

Staff Analysis

The amendment request is to include Sammy's Fall Fest on Saturday, October 9, 2010; 3:00 pm – 10:00 pm. Two (2) canopies will be used – one (1) for seating and one (1) for the band. A layout of the restaurant property is included showing the fence layout and available parking. No liquor will be allowed off the premises. All drinks will be served in plastic cups. The owner has been notified that a noise permit must be obtained due to the scheduled band performances.

Financial Impact

Sound Amplification Permit fee - \$25.00

Legal Analysis

Sammy's holds a Class "A" license which allows for outside events; however, Village Liquor Code stipulates the following regulations:

§ 110.23 CLASSIFICATION AND FEES.

(1) *Class "A."* Class "A," which shall permit the retail, sale on the premises specified, of alcoholic liquor, for consumption on the premises, as well as other retail sale of alcoholic liquor in the original package. The annual fee for such license shall be \$950.

- (a) *At the time of annual renewal of any Class "A" liquor license, any licensee who intends to conduct any annual off premises (outside) activities in the upcoming year shall submit a list with complete description to the Liquor Commissioner identifying the date and the*

hours for these special events. The Liquor Commission shall have the absolute discretion to approve or deny any date set forth on the list submitted as part of the annual renewal application. No amendments shall be approved during the course of the licensed year, and the failure to include a particular date on the list submitted as part of the annual renewal shall preclude any special event on any date not included on the attached list.

Recommended Conditions of Approval

1. All required permits and inspections associated with the canopies shall be obtained by the petitioner prior to the event
2. The canopies shall be removed no later than 48 hours the event has ended
3. The petitioner shall comply with all requirements of the Huntley Police Department, Huntley Fire Protection District and McHenry County Health Department

Mayor Sass reported that Sam Abdullai, owner of Sammy's, was in attendance to answer questions. Mayor Sass asked if the Committee had comments or questions; there were none.

It was the consensus of the Committee of the Whole to forward on to the Liquor Commission for approval Ordinance (O) 2010-09.46 – Amendment of the 2010-2011 Liquor License for Sammy's Restaurant and Lounge, 11012 Route 47.

- f) Discussion – Ordinance (O)2010-09.47 - Granting Exemptions from the Provisions of the Sign Ordinance for an Additional Wall Sign and Three Off-Premise Directional Signs for Walgreens, 9950 Route 47

Senior Assistant to the Village Manager Lisa Armour reviewed a Power Point presentation and reported that the Village is in receipt of a request from the developer of the Walgreens located at the northeast corner of Route 47 and Reed Road to install an additional "Walgreens" wall sign and three off-premise directional signs. Walgreens representatives have explained that additional signage is necessary to better assist customers with locating the store.

The proposed wall sign would be located on the north building elevation and would make the store easier to identify for vehicles traveling south on Route 47. The proposed sign will state "Walgreens" and would measure 21'-2 ½" in length by 3'-6" in height (approx. 74.23 square feet). In comparison, the "Walgreens" signs located on the west and south building elevations each measure 25'-11½" in length by 4'-4" in height (approx. 101.65 square feet). The Village's Sign Ordinance permits one wall sign per street frontage on corner lots. Walgreens has street frontage on the south and west facades, therefore permitting one wall sign on each elevation. Relief was granted by the Village Board on June 19, 2008, as part of the Final Planned Unit Development to allow a total of 7 seven wall signs on the building (2-Walgreens, 2-Photo, 2-Pharmacy, and 1-mortar and pestle logo). The addition of the Walgreens sign on the north elevation requires Village Board approval to allow an eighth wall sign.

The proposed directional signage will be utilized to direct customers into the Walgreens site. Each of the three proposed directional signs will have an overall height of 4 feet and a sign face measuring 2'-0" by 4'-0" (8 square feet). The proposed directional signs are classified as off-premise signs because they are not located on the Walgreens lot; however, the signs would be located within the Reeds Corner commercial subdivision in which Walgreens is located. The proposed signs would be located at the entrances into the commercial subdivision located along Reed Road, Route 47, and Rainsford Drive. Each sign will have a white background with red text and will not be illuminated.

The Village’s Sign Regulations allow off-premise signs provided they receive Village Board approval and adherence to certain standards and criteria. The table below details the criteria and the proposed sign:

CRITERIA	PROPOSED
SIGN ADJACENT TO AND INTENDED TO BE VIEWED FROM ROUTE 47 ONLY	THE DIRECTIONAL SIGNS ARE PROPOSED TO BE LOCATED ADJACENT TO ROUTE 47, REED ROAD AND RAINSFORD DRIVE.
PROHIBITED WITHIN A RESIDENTIALLY ZONED PROPERTY	THE PROPERTY IS ZONED B-3 SHOPPING CENTER BUSINESS.
MAXIMUM AREA OF A SIGN FACE, WHETHER A SINGLE SIGN FACE, TWO BACK-TO-BACKS, OR A V-SHAPED TYPE SIGN IS 100 SQUARE FEET	EACH PROPOSED SIGN IS 8 SQUARE FEET.
MAXIMUM HEIGHT IS 15 FEET ABOVE GRADE	THE HEIGHT OF EACH SIGN IS 4 FEET ABOVE GRADE.
THE LOCATION SHALL NOT OBSCURE OR INTERFERE WITH AN OFFICIAL TRAFFIC CONTROL DEVICE OR RAILROAD SAFETY SIGNAL OR SIGN, OR OBSTRUCT OR INTERFERE WITH A DRIVER’S VIEW OF APPROACHING, MERGING OR INTERSECTING TRAFFIC FOR A DISTANCE OF 500 FEET	THE EXACT LOCATION OF EACH SIGN WILL BE VERIFIED PRIOR TO THE ISSUANCE OF A SIGN PERMIT TO ENSURE COMPLIANCE WITH THIS CRITERIA.

Staff Analysis

Staff recommends the following conditions be added should the Village Board approve the sign request:

1. Walgreens shall obtain the property owner’s approval prior to installing the directional signs.
2. In accordance with §156.132 of the Zoning Ordinance, the directional signs shall be setback a minimum of ten (10) feet from all lot lines and shall be located so as not to obstruct or interfere with a driver’s view of approaching, merging or intersecting traffic for a distance of 500 feet.
3. The petitioner shall obtain a sign permit from the Development Services Department prior to the installation of signage.

Financial Impact

The petitioner will be required to pay applicable sign permit fees.

Legal Analysis

The Village Board’s authorization for this request is required in accordance with Zoning Ordinance - Sign Regulations §156.125(G)(1) which addresses Off-Premise Signs and §156.141(A) which pertains to the appeal process.

Ms. Armour reported that Mr. Mike Hill, the store manager, was in attendance to answer questions.

Mayor Sass asked if the Committee had comments or questions.

Trustee Fender asked if residents can get to the site from Rainsford Drive; Ms. Armour reported that you could go from Rainsford Drive on to the frontage road and to the store. Trustee Fender stated that it was a good idea to add the signage as the existing monument sign seems a little lower on the property.

There were no other comments or questions.

It was the consensus of the Committee of the Whole to forward on to the Village Board for approval Ordinance (O)2010-09.47 - Granting Exemptions from the Provisions of the Sign Ordinance for an Additional Wall Sign and Three Off-Premise Directional Signs for Walgreens located at 9950 Route 47.

g) Discussion – Transmittal of the Final Draft Downtown Revitalization Plan

Village Manager David Johnson reviewed a Power Point presentation and reported that in follow-up to the Village Board's initial review of the draft Downtown Revitalization Plan on July 22, 2010, a public hearing was held by the Plan Commission on Wednesday, August 25, 2010. The public hearing was advertised through a legal notice in the Northwest Herald, a press release that resulted in several newspaper articles, and mailings to all property owners and business owners within the downtown area.

Village Manager Johnson reported that John Houseal and Devin Lavigne were in attendance to review the modification of the plan in follow up with the Plan Commission meeting.

The Village's planning consultant, Houseal Lavigne Associates, presented the draft Downtown Revitalization Plan to the Plan Commission and approximately 25 residents and business owners that attended the public hearing. Of the 25 residents and business owners that attended the public hearing 5 individuals asked questions and provided comments.

Comment: A resident of West Main Street stated that Main Street is no longer a desirable street on which to live and supported the transition to other types of uses.

SOLUTION: The plan encourages the adaptive reuse of single-family homes along West Main Street; therefore, no change to the plan is required. Furthermore, the Village created the B-4 Adaptive Reuse Zoning District in October 2007 to accommodate these uses.

Comment: The owner of Strode's Furniture expressed concern regarding the possible reduction of parking spaces directly in front of the store as a result of the change to parallel parking. She stated that many customers are Del Webb residents that are not able to walk far distances and reducing the number of spaces directly in front of the store would hurt their business.

SOLUTION: The Village's consultant will prepare an alternative that illustrates how parking could be configured behind Strode's to increase the available number of parking spaces adjacent to the store.

Comment: The owner of Strode's Furniture expressed concern regarding the potential cost of making improvements to their building.

SOLUTION: The Village's consultant explained that there are various grants that could assist business owners with façade improvements and that options should be explored as part of the implementation of the plan.

Comment: A resident expressed concern regarding the cost of the proposed public improvements.

SOLUTION: Staff explained any public improvements would happen incrementally as budgeting for capital programs allows and that state and federal grants are routinely sought for public improvements. The current ITEP grant application to be submitted to IDOT was cited as an example.

Comment: Concern was expressed regarding the closure of Grove Street at the railroad tracks.

SOLUTION: The planning consultant will prepare an alternative that does not close Grove Street.

Comment: Concern was expressed regarding the illustrative plan showing a parking lot fronting Route 47 south of Main Street.

SOLUTION: The planning consultant will revise the illustrative plan to show buildings fronting Route 47 with parking behind.

Comment: Concern was expressed that there is no space for new stores to locate within the downtown core.

SOLUTION: The Downtown Revitalization Plan contains an illustrative plan (pg. 21) that includes potential redevelopment sites in the downtown core that, if redeveloped, could be better designed to provide additional ground floor retail space with office and/or residential units above. These sites include the Donahue building and post office. The illustrative plan and Square Anchors rendering (pg. 41) demonstrate how the redevelopment of these sites could create an expanded street wall with new ground floor retail space within the existing downtown core.

Comment: Concern was expressed that the illustrative plan (pg. 21) and Bakley Property rendering (pg. 42) show the Bakley Construction property as future multi-family apartment buildings.

SOLUTION: The illustrative plan and Bakley Property rendering show what the site could look like if redeveloped with single-family homes and row-style townhomes. The term “multi-family” is used to describe the townhomes, not apartments, shown in the illustrative plan and rendering.

Mayor Sass asked if the Committee had comments or questions.

Trustee Fender asked for a clarification of the Route 47 Corridor Extension Plan. It was explained that this direction is needed to extend the plan to the west side of Route 47. Village Manager Johnson asked if the Board would want the west side of Route 47 included in a separate plan. Mayor Sass stated that he would prefer that the west side of Route 47 be included in a separate plan. Trustee Piwko suggested that the downtown plan include the west side of Route 47 but develop a separate plan for Route 47 north of Main Street. Trustee Mercer stated that if the west side of Route 47 was included in a separate plan then it might limit the downtown depending on the developer. Mayor Sass stated that it would be appropriate to look at all of Route 47 as a separate plan. Trustee Kadakia stated that the west side of Route 47 should be included in the planning but kept broad based. Village Manager Johnson used the once proposed Jiffy Lube petition as an example of how the Village could handle new development stating that the Village Board spent a lot of time making sure that the proposed building would fit within the Village’s image. Trustee Leopold stated that he could not envision the west side of Route 47 being part of the downtown as it will be on the other side of a 4-

lane State highway; he suggested that the downtown planning should be kept to the east side of Route 47. Mr. Houseal identified the old school property at Mill Street and Route 47 as part of the Route 47 Corridor Expansion Plan that it would not be part of the downtown plan but will have a relationship with the downtown. He suggested the west side of Route 47 could be addressed in the same way as it could be included in the Illinois Route 47 Corridor Expansion Plan area. Village Manager Johnson reported that Section 6 of the Downtown Revitalization Plan gives a general framework for part of the process for the downtown and that the developers would be directed to follow building design guidelines.

Mayor Sass asked if the Committee had additional comments or questions; there were none.

It was the consensus of the Committee of the Whole to forward on to the Village Board for approval the Final Draft of the Downtown Revitalization Plan.

VILLAGE ATTORNEY'S REPORT: None

VILLAGE MANAGER'S REPORT:

Village Manager David Johnson reviewed a Power point presentation and reported that General RV, which sells recreational vehicles ranging from small pop-up campers to large motor homes, is proposing to locate on an 8.28 acre site within the Huntley Auto Mall. The proposed lot is located adjacent to the tollway exit ramp and immediately west of the Huntley Prime Outlet Mall. General RV is based in Michigan with additional locations in Ohio, Florida and Utah. This would be their first facility in Illinois.

The site is zoned C-2 Regional Retail, which requires approval of a Special Use Permit for recreational vehicle sales and service. Additionally, a Plat of Subdivision is required to create the proposed 8.28 acre lot and Site Plan Review approval is required for all property within the Planned Development District.

The petitioner previously appeared before the Village Board on May 20, 2010, for conceptual review of the proposed development plans. Discussion included the necessary relief that would be required for setbacks due to the irregular shape of the lot.

Preliminary and Final Plat of Subdivision

The petitioner is proposing to resubdivide Lot 3 in the Final Plat of Resubdivision for Huntley Automall Resubdivision No. 1, which was approved by the Village Board on March 25, 1999. The proposed resubdivision will create the 8.28 acre General RV site and grant 0.12 acres to the Village of Huntley for the future full interchange at Route 47 and Interstate 90. The two remaining lots created by the resubdivision will measure 8.62 acres and 3.83 acres.

Required Relief for Preliminary and Final Plat of Subdivision

The proposed plat of resubdivision requires the following relief:

1. Relief is required to allow a minimum lot area of less than 15 acres and minimum lot width of less than 600 feet. Lots 1, 2, and 3 have an area of 8.62, 8.28 and 3.83 acres, respectively (Lot 4 is 0.12 acres; however, this lot is not intended for development and is being granted to the Village of Huntley for the future full interchange at Route 47 and Interstate 90). Only Lot 3, which has a frontage of 505.64 feet, requires relief to have a frontage of less than 600 feet.

Similar relief was previously approved by the Village Board as part of the resubdivisions that created the lots for the Ford and former Chevrolet dealerships.

Site Plan Review

The Huntley Automall is required to conform to the development regulations of the Prime Group Annexation Agreement which was approved by the Village Board on July 29, 1992. These regulations require that the development of any property subject to the Annexation Agreement must submit a site plan for review and approval by the Plan Commission and Village Board.

The proposed site plan for the 8.28 acre General RV site includes a 33,280 square foot showroom/maintenance facility and customer/employee parking for 58 vehicles. Two access points are proposed off Auto Mall Drive. An additional 150 parking spaces are provided for the display of recreational vehicles. Stormwater detention for the site has been provided within existing detention basins that are designed to serve the entire Automall development.

Building Facades

The proposed building will be constructed of precast concrete panels that will have a 36 inch high brick formliner at the base of the west elevation and portions of the north, south, and east elevations (A brick formliner is a mold that is used when forming the precast walls to give the impression of brick). The primary customer entrance to the building and RV Repair Write-up Area canopy will both be covered with a red standing seam metal roof. The building elevations will also include 14 overhead doors to access the RV service area and one overhead door that will access the shipping and receiving area. A trash enclosure has been designed near the southeast corner of the building and will utilize the same precast concrete used for the building elevations and will include steel gates.

The petitioner has indicated that mechanical equipment will be roof mounted; however, no screening is proposed for the roof top mechanical equipment. In response, the Plan Commission added a condition of approval requiring the petitioner to work with Village Staff to find an acceptable solution for screening rooftop mechanical equipment.

Landscaping

In accordance with the requirements of the Prime Group Annexation Agreement, the petitioner has prepared a landscape plan that provides trees around the perimeter of the site and parking lot screening adjacent to Automall Drive.

In addition to the landscape screening, the petitioner is proposing the use of several types of fencing to enclose and screen the RV display area. Proposed fencing includes the following:

- A 5 foot tall ornamental steel fence adjacent to the customer parking area and along Automall Drive.
- A 6 foot tall board-on-board fence adjacent to the RV service area that will extend along the north and east lot lines to screen the service area from the Outlet Mall and surrounding properties.
- A 6 foot tall vinyl chain link fence will be used along the western most property line and a portion of the east property line.
- A standard 6 foot tall chain link fence is proposed along the tollway ramp.

Lighting

The proposed lighting plan uses pole, wall and ground mounted light fixtures to illuminate the site. The customer/employee parking areas and RV display area will be illuminated with a combination of 25 foot tall pole mounted fixtures and 15 foot high mounted wall fixtures. Ground mounted floodlights would be located along the portion of the RV display area adjacent to the tollway ramp to illuminate RV's displayed along the tollway frontage.

Signage

The Prime Annexation Agreement allows General RV to install a ground sign adjacent to the tollway and an additional ground sign adjacent to Automall Drive. The General RV sign proposed adjacent to the tollway measures 40 feet in height and the sign face will have an area of 123.75 square feet. The proposed sign adjacent to Automall Drive will match the design of the ground signs for the Ford and former Chevrolet dealerships. This sign will measure 4 feet in height and will have a sign face area of approximately 31 square feet. All proposed ground signs conform to the height and area restrictions of the Prime Group Annexation Agreement.

The proposed wall signage includes a total of five signs. The signs will state "sales" (40.5 sq. ft.), "parts" (40.5 sq. ft.) , "service" (53.4 sq. ft. and 13.5 sq. ft.) and "welcome" (20.5 sq. ft.) and would be located on the building elevation that correlates to the appropriate department. The "welcome" sign will be located over the customer entrance to the building.

Required Relief for Site Plan Review

The following relief is requested by the petitioner as part of the site plan review:

1. The Final Plat of Resubdivision for Huntley Automall Resubdivision No. 1 requires a 50 foot parking setback along the south lot line which abuts the tollway ramp. The petitioner is requesting relief to provide a 10.50 foot setback along the south lot line.
2. In accordance with the Prime Group Annexation Agreement, the C-2 Zoning District requires 4 spaces per 1,000 square feet of gross building area and 2 spaces per service bay. As proposed, the area of the building dedicated showroom/sales office/parts is 18,200 square feet and there are 14 service bays. Therefore, a total of 101 parking spaces is required. The petitioner is requesting relief to provide a total of 58 parking spaces for customers/employees.

To justify the reduced number of parking spaces the petitioner has provided information pertaining to anticipated daily customer traffic which estimates 16.5 customers per day. Additionally, the petitioner has indicated that a maximum of 30 employees would be working at any one time.

3. Section 156.106(C)(7) of the Zoning Ordinance requires every parking lot to be bordered by a six inch high concrete curb. The petitioner is proposing to install curb within customer and employee parking areas; however, the petitioner is requesting relief to not install curb within the parking lot dedicated for RV display.
4. The Final Plat of Resubdivision for Huntley Automall Resubdivision No. 1 requires a 50 foot building setback along the front lot line, abutting Automall Drive. The petitioner is requesting relief to allow the RV Repair Write-up Area canopy to be setback 27.57 feet from the front lot line.

5. Section 156.079(J)(3) of the Zoning Ordinance does not permit fences to be installed within the front yard setback. The petitioner is requesting relief to install a 5 foot tall ornamental steel fence and 6 foot tall black vinyl chain link fence within the 50 foot front yard setback. The proposed fences will enclose the RV display area.
6. The Prime Group Annexation Agreement allows up to four wall signs per building, with a maximum of two signs per elevation. Additionally, the total area of all signs cannot exceed 75 square feet. The petitioner is requesting relief to allow a total of five wall signs totaling 147.9 square feet in area.

Special Use Permit

In accordance with the Prime Group Annexation Agreement, the C-2 Regional Retail zoning district allows recreational vehicle sales and service as a special use. Accordingly, the petitioner has requested a special use permit to allow General RV to locate within the Huntley Automall.

Staff Analysis

The Plan Commission reviewed the petition and held a public hearing at their August 23, 2010 meeting. Having fully heard and considered testimony, the Plan Commission unanimously (7 to 0) recommended approval, 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. The petitioner, its agents and assignees are responsible for not increasing the rate of stormwater runoff and will be required, to the extent practicable, to minimize any increase in runoff volume through “retention” and design of multi stage outlet structures.
4. The petitioner shall obtain final approval of the Landscape Plan from the Development Services Department.
5. In accordance with the Prime Group Annexation Agreement, all permanent and seasonal plantings must be replaced immediately upon decline.
6. The proposed ground sign adjacent to the tollway ramp shall include a frame below the sign face to match the support columns and cap.
7. Shields shall be placed on all ground mounted floodlights to prevent visible glare from adjacent properties and streets.
8. In accordance with the Section 155.221(A)(6) of the Subdivision Ordinance, the developer shall record the final plat with the Recorder of Kane 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.
12. The petitioner shall work with Village Staff to find an acceptable solution for screening rooftop mechanical equipment.
13. Entrance/exit signage shall be added at the driveways on Automall Drive.

Village Manager Johnson reported that this item will be on the September 9th Village Board Agenda for discussion and consideration and that no action was requested at tonight's meeting.

Mayor Sass asked if the Committee had comments or questions.

Trustee Leopold stated that it is a great plan. He noted that other RV dealers located along highways often have the windshields painted with prices and other advertising on the RVs; he said that he would prefer this not happening at this location as it cheapens the look of the facility. Trustee Mercer noted that he did not mind that type of advertising as that this was customary.

Trustee Piwko asked about the sign that is located adjacent to the Tollway; Senior Planner Charles Nordman reported that sign is not part of the General RV petition. Village Manager Johnson reported that a monument sign is proposed at the southeast corner of Route 47 and Automall Drive.

Trustee Fender stated that the RVs will be blocking the building so she is not that concerned with the building details. Mayor Sass stated that the additional brick features will enhance the look of the building.

Trustee Kanakaris asked about the landscaping on site. Village Manager Johnson reported that landscaping will only be in the islands and acknowledged that there will be a lot of blacktop at this site.

Trustee Kadakia asked if there are provisions in the plans for control of chemicals and oil involved in the maintenance of the site and vehicles; Village Manager Johnson stated that those issues have been reviewed and there are no concerns.

Trustee Mercer asked how the septic is handled; Village Manager Johnson reported that a Honey Dip System will be used as opposed to using a sewer line.

Mayor Sass reported that this item will be included on the September 9th agenda.

Village Manager Johnson asked that the Village Board provide their additional comments to Staff as soon as possible so they may be addressed by the petitioner as the petitioner would like to be underway with construction before the winter weather sets in.

Other discussion under the Village Manager's Report:

Trustee Leopold asked about wetland maintenance in Sun City Neighborhood 2 & 3 as it has been about six years since Horizon conducted a controlled burn. Village Manager Johnson reported that Staff will follow up on this item.

Trustee Leopold asked if the Simon Group closed on the Prime Outlet Mall; Village Manager Johnson concurred that they had closed on the property.

VILLAGE PRESIDENT'S REPORT:

Mayor Sass reported that he and Staff met with the County and Conservation District regarding the extension of Algonquin Road.

Mayor Sass reported that the Interchange design has been re-submitted to IDOT and ISTHA.

Mayor Sass reported that Village offices will be closed on Monday, September 6th, in honor of Labor Day.

UNFINISHED BUSINESS: None

NEW BUSINESS: None

EXECUTIVE SESSION: None

POSSIBLE ACTION ON ANY CLOSED SESSION ITEM: None

ADJOURNMENT:

There being no further business to discuss, a MOTION was made to adjourn the meeting at 7:55 p.m.

MOTION: Trustee Piwko

SECOND: Trustee Kadakia

The Voice Vote noted all ayes and the motion carried.

Respectfully submitted,

Barbara Read
Recording Secretary