

**VILLAGE OF HUNTLEY
VILLAGE BOARD MEETING
February 7, 2008
MINUTES**

CALL TO ORDER:

A meeting of the Village Board of the Village of Huntley was called to order on Thursday, February 7, 2008 at 7:00 p.m. in the Municipal Complex Village Board Room 10987 Main St, Huntley, Illinois 60142.

ATTENDANCE:

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

ABSENT: None

IN ATTENDANCE: Village Manager Carl Tomaso, Assistant Village Manager David Johnson, Police Chief John Perkins, Village Clerk Rita McMahan, Village Attorney Mike Coppedge, Management Assistant Barb Read, and Recording Secretary Anita Powers of Karick & Associates.

PLEDGE OF ALLEGIANCE:

Mayor Sass led the Pledge of Allegiance.

A moment of silence was held for former Trustee and Mayor Charlie Becker who passed away this week.

SPECIAL PRESENTATION

Administration of the Oath of Office – Police Officer / James Sindler

Police Chief Perkins introduced and gave credentials for newly hired Police Officer James Sindler. Police Chief Perkins thanked Tom Schaefer who was in attendance, and Commissioners Waters and Kaltwasser from the Police Commission for hiring such a well qualified Officer. Village Clerk Rita McMahan administered the Oath of Office to Mr. Sindler.

PUBLIC COMMENTS

Patricia Rechsteiner, 11325 Dean Street, spoke of her concern regarding the possibility of truck traffic using Dean Street. Ms. Rechsteiner stated that Dean Street is too narrow for truck traffic given young children and elderly pedestrians are in the area. Ms. Rechsteiner stated that Dean Street should not be used as a bypass for Route 47 and she requested that the weight restriction for Dean Street be left in place.

Carol Barton, 11818 Mill Street, described living on her street for 29 years and recommended that Dean Food's truck traffic be allowed to use both Mill Street and

Dean Street. Ms. Barton stated that there is too much truck traffic on Mill Street and it is a concern for the pedestrians using Mill Street to get to the park. Ms. Barton noted that all truck traffic in the area is currently using Mill Street even though Dean Street can hold the weight of the trucks. Ms. Barton asked that truck traffic be allowed on Dean Street.

Carol Donahue, 11875 Mill Street, stated she lives at the corner of Mill Street and Route 47 and has lived on Mill Street for 57 years. Ms. Donahue referenced the last time she spoke at a Village Board meeting and had provided a list that shows the number of accidents on Mill Street exceeded those on Dean Street. When a truck breaks down on Mill Street there is no alternate route and traffic is blocked. Ms. Donahue asked that truck traffic be limited on Mill Street and be allowed to travel on Dean Street.

Kurt Blanken, 11680 Woodcreek, stated that until Route 47 is widened there will be difficult traffic situations. Mr. Blanken stated that Dean Street is 20-feet wide from edge to edge and there is no room to accommodate semi-truck traffic. Mr. Blanken asked why trucks over 6 tons would need to travel on Dean Street. He stated that this change will affect 161 apartments, 27 quads and 15 single family homes. Mr. Blanken asked that Dean Street remain a thoroughfare without trucks.

Tracy Bockenbauer, 11606 Lori Lane, expressed his concern for safety of pedestrians using the intersection leading toward the water park. Mr. Bockenbauer stated that he is opposed to lifting the weight restrictions on Dean Street.

Steve Schaffer, 11611 Frederick, stated that he travels on Dean Street and sees it being used as a bypass for Route 47. Mr. Schaffer said that he is opposed to lifting the weight restrictions on Dean Street.

Virginia Maravilla, 11737 Woodcreek, suggested that limiting Dean Street truck traffic to the trucks going to Dean Foods would help the traffic problems. Ms. Maravilla stated that Dean Foods should be required to contribute money to the widening of Route 47.

Jill Cataldo, 11321 Dean Street, spoke of her opposition to allowing truck traffic on Dean Street. She stated that traffic exceeds the speed limit on Dean Street and she worries for the safety of the children in the area. Ms. Cataldo presented photos of the street being blocked by traffic and noted that trucks will make it worse. She said that commercial traffic will decrease the value of her home. Ms. Cataldo stated that semi-traffic should not be on Dean Street.

Bozena Czerchlanska, 12001 Fourth Street, expressed her frustration with the snow removal on her street. Ms. Czerchlanska stated that she has left several telephone messages for the Village that have gone unanswered. Village Manager Tomaso stated that he will follow up on the issue.

ITEMS FOR CONSIDERATION:

- A. Approval of January 10, 2008 Village Board Meeting; January 17, 2008 Liquor Commission Meeting; January 17, 2008 Village Board Meeting; January 24, 2008 Village Board Meeting Minutes

A MOTION was made to approve the January 10, 2008 Village Board Meeting Minutes and January 24, 2008 Village Board Meeting Minutes as amended.

MOTION: Trustee Leopold
SECOND: Trustee Fender
AYES: Trustees Fender, Kadakia, Kanakaris, Leopold, Mercer, and Piwko
NAYS: None
ABSTAIN: None
Motion carried 6:0:0

A MOTION was made to approve the January 17, 2008 Liquor Commission Meeting Minutes and the January 17, 2008 Village Board Meeting Minutes as presented

MOTION: Trustee Mercer
SECOND: Trustee Fender
AYES: Trustees Fender, Kadakia, Leopold, Mercer, and Piwko
NAYS: None
ABSTAIN: Trustee Kanakaris
Motion carried 5:0:1

- B. Approval of February 7, 2008 Bill List in the Amount of \$909,254.62

A MOTION was made to approve the February 7, 2008 Bill List in the Amount of \$909,254.62

MOTION: Trustee Kanakaris
SECOND: Trustee Piwko
AYES: Trustees Fender, Kadakia, Kanakaris, Leopold, Mercer, and Piwko
NAYS: None
ABSTAIN: None
Motion carried 6:0:0

- C. Discussion – Concept Review of KinderCare Childcare Facility, Regency Square

Location

Lot 10B in Regency Square Unit 1 (1.265 acre property located on Princeton Drive, immediately south of the Regency Square Executive Center)

Petitioner

Knowledge Learning Corp.
11325 Pegasus Street, Suite S-102
Dallas, TX 75238

Assistant Village Manager Johnson presented a PowerPoint presentation.

The petitioner is proposing to construct a 9,500 square foot KinderCare childcare facility on Princeton Drive, immediately south of the Regency Square Executive Center. The proposed 1.265 acre site will be subdivided from the existing Lot 10B (16.92 acres). The proposed site improvements include 39 parking spaces, including 2 handicap spaces and 2 spaces reserved for KinderCare vans. The proposed building materials include brick, hardi-plank and Oakridge “Deep Shadow” black shingles. An outdoor children’s play area would be located at the rear of the building, extending to the rear and side lot lines. The play area would be enclosed with a black rod iron fence. Equipment within the fenced enclosure will include play sets, tent structures, and picnic tables.

Assistant Village Manager Johnson presented a landscape plan, proposed final plat of subdivision, building elevations, renderings of the proposed building, sign and lighting.

Requested Relief

With the proposed site plan, the petitioner is requesting relief from the Regency Square Development Guidelines and the Village’s Zoning Code:

1. Per the Village Zoning Code for a BP district, the parking lot should be set back a minimum of 20 feet from the front of the building. The petitioner is proposing to provide 9.15 feet between the parking lot and the front of the building.
2. Relief is requested from the 15-foot side and rear building setbacks to allow for the proposed play equipment, tent structures, picnic tables, and rubberized playground material groundcover to be located within side and rear building setback lines.
3. In accordance with Appendix D of the Regency Square Development Guidelines, two motorcycle/golf cart spaces are required onsite and one loading space is required. The petitioner does not propose to any motorcycle parking and is not proposing to designate a loading space for truck deliveries.

Plan Commission Comments

The petitioner appeared before the Plan Commission on January 28, 2008, to present the proposed concept plan. Items of concern identified included:

1. No landscaping on north, south, and west sides of property – Commissioners asked the petitioner to revise the site plan to incorporate landscaping in these areas
2. Necessity of relief requested for front parking, and rear and side yard setbacks - Commissioners suggested the petitioner consider purchasing additional property to allow the new lot created by the resubdivision to meet as many of the setback requirements as possible
3. Front parking setback request for relief from required 20' to 9.15' – Several commissioners expressed concern with proximity of parking to the building and the concern with cars potentially going over the curb into the building and suggested that this setback be increased; There was also a suggestion that some type of barrier be utilized to prevent cars from going over the curb; It was noted that in a commercial district, the required setback is 10'
4. The petitioner stated the reason for the request for setback relief was due to the desire of the owner of the property, Regency Square, to maintain enough room on the south side of the site to allow for a drive/access road to serve the remainder of Lot 10b; In response to this explanation, the Commissioners directed staff to talk with the property owner regarding plans for development of the property south and west of the proposed KinderCare lot
5. Emergency access to the play area – The petitioner stated that access would be provided on foot, not by a vehicle into the area

The direction of the Plan Commission was for the petitioner to continue working with staff to revise the site plan to try to reduce the number of setback variances and to provide landscaping around the perimeter of the site.

Assistant Village Manager Johnson noted that the plans have been updated this week. The petitioner and property owner have added 10 feet to the west side of the property to accommodate a 20 foot parking lot setback. In addition, the property owner has agreed to grant a 10 foot landscape easement that will be planted and maintained by the petitioner. A 10 foot landscape buffer is proposed on the south side of the property also. Additional plantings will be added to the north side of the building.

Trustee Leopold requested that the light fixtures in the parking lot islands be designed to match some of the existing surrounding lighting. Trustee Leopold asked if there were doors from the classrooms onto the playground area. Mac Henger of Knowledge Learning Corp reviewed the site plan and clarified that each classroom has a door that leads to an age appropriate playground.

Trustee Fender commented on the lack of available emergency personnel access to the playground area. Mr. Henger stated that there is access on the north and south sides of the playground area. Assistant Village Manager Johnson added that there is

pavement access within 10-feet on the north side of the playground that could be used by emergency vehicles. Staff will follow up with the Police Department and Fire District.

Assistant Village Manager Johnson noted that staff has made some contact with surrounding property owners and they will be involved in the review process. Mr. Henger stated that the hours of operation will be 6:30am-6:30pm. Trustee Leopold welcomed the Petitioner to the community and stated the noise should not be a problem.

Trustee Fender stated that the location is too small for the proposed project. Assistant Village Manager Johnson reviewed comparisons from another childcare center in town. Assistant Village Manager stated that the proposed revisions to the site plan address concerns discussed at the first review. Assistant Village Manager noted that Regency Square has higher development standards than the regular Village Ordinance.

Trustee Piwko asked if the proposed parking lot is compliant. Assistant Village Manager Johnson answered yes, the only variance needed will be for the 10-foot landscape buffer on the north side.

Trustee Mercer stated that there is not enough land for the project and granting a variation on this new construction is problematic. Trustee Mercer stated he cannot support the project with the proposed variation on the north side.

Trustee Kadakia reviewed the adjustments and suggested adding neighboring vacant land to expand the project and avoid variation requests.

Trustee Kanakaris welcomed the Petitioner and thanked the property owner for granting the 10-foot easement.

There was consensus of the Village Board to move forward in the planning process.

D. Approval of Resolution (R)2008-02.02 Kane County Area Police Emergency Aid Plan

Village Manager Tomaso reported that the Kane County Area Police Emergency Aid Plan is designed to be implemented during emergency situations as well as investigating serious crimes and traffic accidents. The agreement will allow the Huntley Police to have access to additional personnel and equipment outside the resources of the department. The plan provides a uniform policy so that both the Department requesting assistance and the Agency responding will know what is expected of them in the emergency. By agreeing in writing to participate in this mutual assistance plan, the Village of Huntley Police Department is entitled to reciprocal services under the terms set forth in this plan.

The agreement also serves as the enabling document for the Kane County Major Crimes Task Force and the Kane County Crash Analysis Reconstruction Team. Members of the Huntley Police Department serve on both these task forces. The services of both task forces have been utilized by the Village of Huntley in the past.

The Village Attorney has reviewed the document from the legal perspective and reports that it is in order for Village Board consideration.

Mayor Sass asked if there were any questions. There were none.

A MOTION was made to approve Resolution (R)2008-02.02 - approving the Kane County Area Police Emergency Aid Plan and authorizing the Chief of Police, or designee to execute the agreement on behalf of the Village of Huntley.

MOTION:	Trustee Fender
SECOND:	Trustee Kanakaris
AYES:	Trustees Fender, Kadakia, Kanakaris, Leopold, Mercer, and Piwko
NAYS:	None
ABSTAIN:	None
Motion carried	6:0:0

E. Policy Direction – Implementation of Ordinance (O)2006-03.29 - Amending Dean Street Traffic Weight Restriction / Route 47 to Mill Street

Mayor Sass thanked everyone who came to make public comments regarding the implementation of the Ordinance. Mayor Sass noted that when Route 47 is widened Dean Street will be re-aligned and will have a traffic signal. A traffic study including a detailed look at truck traffic will be conducted in the future in order to come up with a good plan. No action was taken on this agenda item.

VILLAGE ATTORNEY’S REPORT:

No report

VILLAGE MANAGER’S REPORT:

No report

VILLAGE PRESIDENT’S REPORT:

Mayor Sass thanked the Public Works Department for a good job with plowing during the recent snow storms.

The Village received a plaque at the Huntley Chamber of Commerce dinner recognizing the beautification efforts throughout the Village, landscaping at Village Hall, and the 50/50 tree replacement program.

There will be no Village Board meeting on February 14th.

UNFINISHED BUSINESS:

None

NEW BUSINESS:

Mayor Sass suggested that the Farmers Market be expanded next summer to include a larger product selection. Mayor Sass stated that he is not in support of closing Coral Street on Fridays for the Farmers Market.

Trustee Leopold stated that he is not in favor of the library's proposal to put three brightly colored recycling dumpsters along the driveway of the library. Trustee Leopold suggested that another location be found. Library Director Virginia Maravilla explained that the recycling containers would be used to raise funds for the library and noted that the Village's recycling program does not include the library. Trustee Fender stated that she does not like the appearance of the dumpsters without an enclosure and she would like to see the Village's recycling program under way before considering this. Trustee Mercer stated that he would support the plan. Trustee Piwko asked that landscaping be added to buffer the dumpsters.

ADJOURNMENT INTO EXECUTIVE SESSION:

There was a motion made at 8:17 p.m. to adjourn the meeting into Executive Session to discuss pending litigation.

MOTION: Trustee Piwko

SECOND: Trustee Kanakaris

Motion carried unanimously

ADJOURNMENT OUT OF EXECUTIVE SESSION:

There was a motion made to exit Executive Session at 8:40pm.

MOTION: Trustee Kanakaris

SECOND: Trustee Leopold

Motion carried unanimously

ADJOURNMENT:

There was a MOTION made to adjourn the meeting at 8:41pm.

MOTION: Trustee Kanakaris

SECOND: Trustee Leopold

Motion carried unanimously

Respectfully submitted,

Anita M. Powers
Recording Secretary
Karick & Associates