

**VILLAGE OF HUNTLEY
VILLAGE BOARD MEETING
April 17, 2008
MINUTES**

CALL TO ORDER:

A meeting of the Village Board of the Village of Huntley was called to order on Thursday, April 17, 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, Director of Development Services Lisa Armour, Senior Planner Charles Nordman, 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.

PUBLIC COMMENTS

None

ITEMS FOR CONSIDERATION:

- A. Approval of March 27, 2008 Liquor Commission Hearing and March 27, 2008 Village Board Meeting Minutes

A MOTION was made to approve the March 27, 2008 Liquor Commission Hearing Minutes as presented and March 27, 2008 Village Board Meeting Minutes as amended

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

B. Approval of April 27, 2008 Bill List in the amount of \$457,980.98

A MOTION was made to approve the April 27, 2008 Bill List in the amount of \$457,980.98

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

C. Approval of Ordinance (O)2008-04.21 - Petition No. 07-11.2 Centegra Health System/NIMED Corp., Final Planned Unit Development approval for outdoor pool and bathhouse, site landscaping, exterior lighting and signage for Lots 1 and 2

Petitioners: Centegra Health System; NIMED Corp.

Assistant Village Manager Johnson presented a PowerPoint presentation including a site plan and aerial map.

On September 13, 2007, the Village Board unanimously approved the Final Plat of Subdivision for the 112 acre property and Final Planned Unit Development (PUD) for Lots 1 and 2 to allow for the construction of the Health Bridge Fitness Center and Ambulatory Care Mall, subject to several conditions. Specifically, Ordinance (O) 2007-09.43 required the petitioner to submit final plans for the outdoor pool and bathhouse, site landscaping, exterior lighting, and signage for Plan Commission and Village Board review and approval when such plans were finalized.

The petitioners presented their final plans for these items to the Plan Commission on November 26, 2007, and received a positive recommendation subject to a number of conditions.

Pool and Bathhouse

The proposed plans for the outdoor pool and bathhouse facility call for the construction of two water slides measuring 21'-0" in height, installation of several pieces of children's play equipment and seven "funbrellas" adjacent to the pool. The bath house will be a single story building housing pool mechanical equipment, concessions, and restroom facilities. Building materials are the same as those utilized on the Health Bridge Fitness Center.

Assistant Village Manager Johnson presented renderings of elevations and the site plan for the outdoor leisure pool.

Landscaping

The Landscape plan was prepared by David McCallum & Associates.

Development Services Staff and the Village Forester reviewed the landscape plan and provided the following recommendations:

1. The Marmo Maple, Kentucky Coffeetree, Redmond American Linden, and Frontier Elm along Haligus Road must be moved so they are located on private property and outside of easements. If any of the Marmo Maple, Eastern Redcedar, or Colorado Spruce shown on the plan between the pond and the Haligus Road right-of-way must to be moved to accommodate the relocation of the parkway trees, they should be relocated elsewhere on the campus.
2. The exact locations of the monument signs are to be verified prior to the issuance of a sign permit to ensure they are not located within any easements.
3. Landscaping shall be installed at the base of the monument sign proposed at the intersection of Reed Road and Haligus Road, similar to the landscaping proposed at the base of the monument sign at the intersection of Algonquin Road and Haligus Road.
4. Shrubs should be at the foundation of the north and west elevation of the Health Bridge Fitness Center, as shown on the building renderings.
5. The line of 8' tall River Birch screening the service drive at the southeast corner of the site should be extended an additional 5 trees further to the east to better screen the trash enclosure from Algonquin Road (this is in addition to the 3' tall Sea Green Juniper that are shown on the plan)
6. The 3' tall Sea Green Juniper screening the service drive at the southeast corner of the site should be extended to the west so that they extend to the end of the service drive.

Assistant Village Manager Johnson noted that this project has some financial constraints and some landscaping will be planted in stages so they can stay on schedule with the project.

Exterior Lighting

The proposed lighting plan conforms to the Zoning Ordinance requirement to provide an average illumination of not less than 2 footcandles within parking lots. In addition, lighting levels at property lines do not exceed 0.5 footcandles and is 0 at most locations. Bollards will be utilized to provide pedestrian level lighting.

Signage

The petitioners have proposed a sign package that includes a total of three monument signs, five wall signs and twenty major vehicle directional signs. The petitioners have also included five door signs, handicap signs and stop signs within their sign package; however, these signs do not require review and approval.

The Plan Commissioners discussed the requests for relief and expressed approval for requests for Signs 3 through 31. They asked that the petitioners work with staff on Signs 1, 1A, and 2 to reduce the height by at least two feet. The enclosed signage packet includes revised sheets for these signs that indicate the size has been reduced by the requested two feet. Also, in regard to Sign 1 which is proposed to include an electronic message center (EMC), the Plan Commissioners asked that the petitioner work with staff to define the operational parameters of the message center, i.e. static display vs. animation or scrolling, time interval between message changes, etc. Centegra intends to utilize the EMC to educate, raise awareness and encourage health and wellness through easy-to-read rotating messages. The EMC would be used to provide information on items such as flu clinic dates, health services and programs such as class registration and swimming lessons, community events, facility hours of operation, and the date and time. Messages would be managed and updated regularly to provide current information on health and wellness opportunities. Per Centegra, the EMC would typically display 3 to 5 rotating messages per day, with changes made during the course of the day as needed. Illumination of the EMC automatically adjusts at sunrise and sunset. It can be manually controlled as well. Full daytime brightness of up to 5000 nits will gradually change to nighttime brightness of 500 nits and vice versa (1 nit = 1 candela per square meter). The standard on average for night brightness is 40% of full day and is dependent on surrounding ambient light. In addition, staff suggests the following provisions also be included as a condition of approval:

1. Displays 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.

Planning Commission Recommendation

At the November 26, 2007 Planning Commission meeting the petitioners' requests were unanimously recommended for approval by a vote of 6 to 0 subject to the conditions of approval.

Conditions of Approval:

1. Bathhouse building materials shall match the principal structure in type and similar proportions, with building materials indicated on the bathhouse elevations. (Drawing has been provided documenting materials)
2. The Marmo Maple, Kentucky Coffeetree, Redmond American Linden, and Frontier Elm along Haligus Road must be moved so they are located on private property and outside of easements. If any of the Marmo Maple, Eastern Redcedar, or Colorado Spruce shown on the plan between the pond and the Haligus Road right-of-way must to be moved to accommodate the

- relocation of the parkway trees, they should be relocated elsewhere on the campus. (Incorporated on revised plan included in Board packet)
3. The exact location of the monument signs must be verified prior to the issuance of a sign permit to ensure they are not located within any easements.
 4. Landscaping shall be installed at the base of the monument sign proposed at the intersection of Reed Road and Haligus Road, similar to the landscaping proposed at the base of the monument sign at the intersection of Algonquin Road and Haligus Road.
 5. Shrubs should be at the foundation of the north and west elevation of the Health Bridge Fitness Center, as shown on the building renderings. (Incorporated on revised plan included in Board packet)
 6. The line of 8' tall River Birch screening the service drive at the southeast corner of the site should be extended an additional 5 trees further to the east to better screen the trash enclosure from Algonquin Road (this is in addition to the 3' tall Sea Green Juniper that are shown on the plan) (The River Birch has been removed and replaced with 5" Skyline Honey Locust and 8' Colorado Spruce to provide better screening)
 7. The 3' tall Sea Green Juniper screening the service drive should at the southeast corner of the site should be extended to the west so that they extend to the end of the service drive.
 8. Signage shall be installed in accordance with the sign package prepared by Doyle General Sign Contractors and last revised on November 11, 2007 and the petitioners shall work with Village Staff to revise the height of Signs 1, 1A and 2 and to identify operational parameters for the copy displayed on the electronic message board for Sign 1. (Revised sheets for Signs 1, 1A, and 2, dated December 20, 2007, reflect the change in sign heights as recommended by the Plan Commission. In addition, the following provisions shall also apply: Displays 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.)
 9. The petitioners will comply with all final engineering revisions to be approved by the Village Engineer.
 10. The petitioner shall replace any dead or dying plant materials planted by the petitioner in the Huntley Meadows landscape easement on the south side of Algonquin Road in late 2007.

With the conclusion of the PowerPoint presentation, Assistant Village Manager Johnson asked if there were any questions.

Trustee Fender suggested that the bathhouse walkway along Algonquin Rd be heavily screened. She told the Petitioner that residents also suggested a sprinkler park.

Trustee Piwko stated that he would like the letters on the electronic sign to be smaller because of the proximity to houses and he would like the signs to be surrounded with brick on all sides. Trustee Leopold stated that he likes the plan and the project will be an asset to Huntley. Trustee Leopold agreed that the brick on the signs should be adjusted and positioned on both sides of the major signs.

Mr. Joe Hursche, Vice President System Operation for Centegra, stated that the sign vendor has indicated that brick on all sides of the signs is problematic and noted that the sign lights on the static message will not operate at dusk.

Trustee Piwko suggested changing all the stops signs to a standard red design.

Trustee Kadakia asked about the safety of the Gravity Shooter water gun and the grates planned for the water park area. Mr. Hursche stated that Centegra is working with an aquatics consultant and will review the equipment and specifications of grating.

Trustee Kanakaris stated that the plan looks good and he likes the signs as proposed. Trustee Mercer agreed.

The Trustees agreed that Staff will work with the Petitioner to handle adjustments to the signs.

A MOTION of the Village Board to approve Ordinance (O)2008-04.21 - Petition No. 07-11.2 Centegra Health System/NIMED Corp., for Final Planned Unit Development for outdoor pool and bathhouse, site landscaping, exterior lighting and signage for Lots 1 and 2, subject to the above referenced conditions.

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

D. Approval of Resolution (R) 2008-04.15 - Temporary Use Permit Request – Great Clips – Banner Request, 9728 Route 47 / Covington Retail Center

Petitioner: Great Clips

Village Manager Tomaso reported that Staff is in receipt of a request from Great Clips located at 9728 Route 47 in the Covington Retail Center. The request is to install one (1) 8 ½' x 3' banner from the awning in front of the store from April 23rd – April 29th. The banner will be used to announce a haircut sale.

Centerville Properties management has provided written authorization in support of the signage request.

Village Board authorization for this request is required in accordance with Sign Code section 153.17 *Prohibited Signs*, subparagraph (K) Banners and Flags. In accordance with the sign code regulations, if the Village Board elects to issue the authorization of the temporary banner as requested, it will become classified as a temporary sign. As a temporary sign the fees would be as follows:

Conditions of Approval

- 1) Payment of the following fees:
 - Temporary Sign Fee: \$ 75.00
 - Signage Fee of \$.50/s.f. \$ 12.75
 - Temporary Use Permit Fee: \$ 75.00
 - Total Fees: \$162.75

- 2) Banner is authorized to be installed on Wednesday, April 23, 2008 and removed on Tuesday, April 29, 2008.

A MOTION was made to approve Resolution (R) 2008-04.15 - granting a request for a temporary use permit for a banner at Great Clips, 9728 Route 47 / Covington Retail Center.

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

E. Approval of Ordinance (O)2008-04.22 - Grant of Easement between the Huntley Park District and Village of Huntley

Village Manager Tomaso reported that the Huntley Park District constructed a watermain for the new Pinecrest Country Club, which is currently under construction. The easement dedication to the Village of Huntley would allow for the Village of Huntley to maintain the watermain for maintenance, examination, and the right of ingress and egress to the property.

The Huntley Park District has approved the municipal utility easement and has executed the Grant of Easement document in preparation for Village Board approval. The Village Attorney has reviewed the Grant of Easement and reports that it is in order for Village Board consideration at this time. The Village of Huntley will record the document if approved.

A MOTION was made to approve Ordinance (O)2008-04.22 - the Grant of Easement between the Huntley Park District and the Village of Huntley

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

VILLAGE ATTORNEY'S REPORT:

No report

VILLAGE MANAGER'S REPORT:

Trustee Leopold asked Village Manager Tomaso to inquire about a vending machine at Walgreens near the propane tanks.

VILLAGE PRESIDENT'S REPORT:

There will be an informational meeting for residents on April 23rd regarding the 2008 Street Improvement Program.

UNFINISHED BUSINESS:

None

NEW BUSINESS:

None

EXECUTIVE SESSION:

There was no Executive Session.

ADJOURNMENT:

There was a MOTION made to adjourn the meeting at 7:35pm.

MOTION: Trustee Piwko
SECOND: Trustee Fender
Motion carried unanimously

Respectfully submitted,

Anita M. Powers
Recording Secretary
Karick & Associates.