

**VILLAGE OF HUNTLEY
VILLAGE BOARD MEETING
April 24, 2008
MINUTES**

CALL TO ORDER:

A meeting of the Village Board of the Village of Huntley was called to order on Thursday, April 24, 2008 at 7:10 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

SPECIAL PRESENTATION

Mayor Sass read a 2008 Arbor Day Proclamation. Mayor Sass announced that the Village will plant a tree in memory of Charles Becker, former Mayor and Trustee. Shirley Becker was present.

Arbor Day 2008 Proclamation

WHEREAS, 1872 J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees, and

WHEREAS, this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska, and

WHEREAS, Arbor Day is now observed throughout the nation and the world, and

WHEREAS, trees can reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce oxygen and provide habitat for wildlife, and

WHEREAS, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires and countless other wood products, and

WHEREAS, trees in our village increase property values, enhance the economic vitality of business areas, and beautify our community, and

WHEREAS, trees, wherever they are planted, are a source of joy and spiritual renewal, and

NOW, THEREFORE, be it resolved, that I, Mayor Charles H. Sass and the Board of Trustees, of the Village of Huntley proclaim April 25, 2008 as Arbor Day in the Village of Huntley and in doing so will plant a tree in honor and memory of Charles F. Becker, former Mayor from 1999 - 2001 and Village Trustee from 1990 - 2006, and

FURTHER, I urge all citizens to support efforts to protect our trees and woodlands and plant trees to promote the well-being of present and future generations.

ITEMS FOR CONSIDERATION:

- A. Policy Direction - Petition No. 07-11.2 Centegra Health System/NIMED Corp., Final Signage Approval for Lots 1 and 2

Petitioners: Centegra Health System; NIMED Corp.

Mayor Sass reported that this item was placed on the agenda, at his request, to obtain clear Policy Direction from the Village Board for the final sign package at Centegra. At the April 17th Village Board meeting the Board of Trustees approved the sign package subject to staff's final approval of the Board's direction. The purpose of this agenda item is to clarify the Village Board's intent for the Centegra signage package.

Mayor Sass stated that Centegra has made a financial investment and should be able to have the signs as proposed

Greg Braun, Director of Construction for Centegra, stated that the signs are professionally designed with an asymmetrical layout so they appear to 'bookend' the site. Mr. Braun stated that the proposed changes would result in \$16,000 in cost additions and also add to the timeline of the project. Jennifer Baker from Centegra said internal review time and production time increases would delay the project.

Trustee Fender stated that the contemporary design of the signs is appropriate for a Health Care facility and it is acceptable that the design varies from others in the Village. Trustee Fender said that given the cost of changes, she can accept the signs as presented. Trustee Kanakaris stated that he likes the signs as presented. Trustees Kadakia and Mercer agreed.

Trustee Piwko stated that he would like to see the signs meet the standards set by the Commercial Design Guidelines for boxed-in signs. Trustee Leopold stated that he doesn't like the proposed design of the signs.

With a majority in agreement, the Village Board gave policy direction for Centegra to proceed with signage as proposed.

- B. Discussion - Petition No. 08-3.3, J. Jireh's Corporation and The Portofino Group, LLC, , Requesting (i) A text amendment to the Village's Zoning Ordinance Table II adding as a Special Use in the B-3 District "apartments above first floor business and office uses"; (ii) A zoning map amendment rezoning of the most westerly 19.80 acres more or less of Parcel 2 to R-4 Townhomes and Condominiums; (iii) A Special Use Permit for a Preliminary Planned Unit Development for the total subject Property; (iv) Preliminary Plat of Subdivision for the total subject Property; and (v) Approval of such other relief as may be necessary to allow for development in accordance with the site plan that has been submitted to, and is on file with, the Village of Huntley, all pursuant to the requirements of the Zoning Ordinance, including specifically Section 156.120 et seq.

Village Manager Tomaso and Assistant Village Manager Johnson presented a PowerPoint presentation to the Trustees.

Requested Actions

1. A text amendment to the Village's Zoning Ordinance Table II adding as a Special Use in the B-3 District "apartments above first floor business and office uses".
2. A zoning map amendment rezoning of the most westerly 19.80 acres more or less of Parcel 2 to R-4 Townhomes and Condominiums.
3. A Special Use Permit for a Preliminary Planned Unit Development for the total subject Property.
4. Preliminary Plat of Subdivision for the total subject Property.
5. Approval of such other relief as may be necessary to allow for development in accordance with the site plan that has been submitted to, and is on file with, the Village of Huntley, all pursuant to the requirements of the Zoning Ordinance, including specifically Section 156.120 et seq.

Site Location

105.453 acres, more or less, generally located on the westerly side of IL Route 47 approximately 425 feet north of the intersection of IL Route 47 and Kreutzer Road with frontage on IL Route 47 of approximately 2,000 lineal feet ("Property")

Development History

The Village Board first reviewed conceptual plans for the proposed development on January 10, 2008, at which time the petitioner presented plans for a development that included a total of 1,164,458 square feet of retail space and 572 residential units.

Since that time, the petitioner has made significant modifications to the plan as they have worked through development issues that affect the property. The modifications to the plan resulted in significant changes that have reduced the overall building area proposed on the site.

Village Manager Tomaso reviewed a chart comparing the conceptual and current proposals.

The conceptual plan consisted of 564,958 s.f. Retail, Office, & Cinema 368 Apartment Units above 1st floor businesses, 204 Garden Style Condominiums, 418,000 s.f. Big Box Retail with a 39,500 s.f. Garden Center.

Village Board concerns from the January 10, 2008, review included

1. Density of the apartments planned for the west side of the development.
2. Important for walkability throughout project.
3. Work to separate the retail area from the Lions Chase subdivision.
4. Petitioner should be making a contribution to the Route 47 widening project.
5. Large buffer should be considered adjacent to Lions Chase.
6. No parking on the street near the apartments (proposed at west end of site) since it will be used for through traffic.

Project Summary for Current Plan

The Preliminary PUD plan is a mixed-use development that includes big box retail, office space, outlot sites, eight-screen cinema, village retail with commercial on the first floor and residential units above (419 units), and 68 townhomes on the west end of the site.

The “Village of Portofino” portion of the plan will provide mixed-use buildings ranging from two to six stories height. The tallest building will be 6-stories in height (188 feet to top of spire) and will feature two floors of retail, one floor of office, and 3 floors of residential (51 units).

Parking would be provided through a combination of at-grade spaces and parking structures. Parking for the apartments will be provided below grade. A total of 4,035 parking total spaces are required for the development and the proposed plan provides spaces for 4,184 vehicles, therefore, complying with parking requirements.

Village Manager Tomaso noted that in accordance with the Village’s parking design standards and zoning code a 25% reduction in the overall required parking spaces is allowed when there is a combination of mixed uses on the site. The plan conforms to the Village’s parking ordinance regulation.

A total of 1,004,735 square feet of retail space and 487 residential units are proposed.

Project highlights

1. Significant site plan modifications for wetlands and floodplain.
2. A big box was removed adjacent to Lions Chase.
3. It was indicated by the petitioner that the Italian theme would not be carried throughout the “big box” retail and outlots.
4. 68 Townhomes, rather than condos.

5. Townhomes were shifted south to increase setback from Lions Chase to approx 50 feet.
6. Two 5-story parking structures.
7. On-street parking was removed adjacent to townhomes and off-street guest parking was added. Cinema circulation has been modified.
8. A roundabout was added to facilitate circulation.
9. Landscaping was increased adjacent to Deicke Park. Discussions with the Park District are ongoing.
10. Created trail connection to Deicke park and added trails around wetland.

Village Manager Tomaso stated that he attended a Park District Board meeting to present the plan. The Village will work closely with the Park District on the project.

Village Manager Tomaso reviewed the separation between Deicke Park and “Big Box” Retail and presented renderings highlighting building heights.

Village Manager Tomaso reviewed construction phasing.

1. Phase I:
734,225 s.f. Retail/Restaurant/Cinema, 177 Apartments, 68 Townhomes
2. Phase II:
84,630 s.f. Retail/Restaurant, 51 Apartments
3. Phase III:
152,100 s.f. Retail/Restaurant, 33,780 s.f. Office, 191 Apartments

Traffic

The petitioner continues to work with the Illinois Department of Transportation (IDOT) and Village staff to address road improvements and site access required for the proposed development of the property.

Presently, two full access points are proposed for Route 47. However, additional review will be required to determine ultimate access locations and improvements to Route 47 in accordance with IDOT jurisdictional control.

The petitioner’s traffic engineer has indicated that three through lanes in each direction will ultimately be necessary on Route 47 between Dean Street and Kreutzer Road to support the proposed development.

IDOT required improvements will be the financial responsibility of the developer.

The petitioner’s traffic engineer provided an internal traffic study that indicates two signalized access points into the development are required to support the amount of development proposed at the completion of the project.

A signalized entrance at the intersection of Dean Street and IL Route 47 is intended to serve as the primary access into the site. The petitioner continues to work with Village Staff and IDOT to establish an appropriate location for the second signalized point of access into the site, which is required for full development of the site.

Ultimate access locations and improvements to IL Route 47 will be determined by IDOT, with or without, IDOT's proposed five lane improvements.

Assistant Village Manager reviewed site access from IL Route 47.

Text Amendment

The petitioner is requesting approval of a text amendment to the Village's Zoning Ordinance Table II adding as a Special Use in the B-3 District "Apartments above first floor business and office uses".

This will allow for apartments to be located above the first floor of buildings within the Village portion of the development. In total, 411 units are proposed to be located above first floor business and office uses.

The proposed text amendment would allow for other properties owners within the "B-3" zoning district to request a special use permit for the apartments above the first floor of business and office uses, however, the Planning Commission and Zoning Board of Appeals would review each request on an individual basis.

Zoning Map Amendment

A zoning map amendment rezoning of the most westerly 19.80 acres more or less of Parcel 2 to R-4 Townhomes and Condominiums.

Preliminary Plat of Subdivision

It is the responsibility of the Planning Commission to review the Preliminary Plat of Subdivision and forward a recommendation for consideration by the Village Board. The Zoning Board of Appeals does not forward a recommendation to the Village Board for the Preliminary Plat of Subdivision. Accordingly, the Planning Commission reviewed the proposed Preliminary Plat on March 26th and April 16, 2008, and has forwarded a positive recommendation to the Village Board.

In accordance with Section 155.220 (B) of the Village's Subdivision Ordinance, the Preliminary Plat of Subdivision has been reviewed by the Village Engineer and comments were forwarded to the petitioner. The Village Engineer will continue to review revisions to the plat as documents are submitted.

Planning Commission and Zoning Board of Appeals Recommendation

The petitioner was before the Planning Commission and Zoning Board of Appeals at joint meetings held on March 26 and April 16, 2008. On April 16th, the Planning Commission and Zoning Board of Appeals unanimously recommended approval of the petition subject to the conditions found within the staff report.

Proposed Village Board Conditions of Approval

1. The external traffic study cites improvements needed to Route 47 and access points required to support the development. Improvements include a second signalized access to Route 47 (Dean Street proposed to be signaled) and a third through lane for Route 47. Without these improvements in place the on-site development shall be limited to that which the road network can support. In accordance with IDOT requirements, a comprehensive access plan, traffic impact study, and intersection design studies shall be provided to the Village prior to submittal to IDOT.
2. Illinois Department of Transportation approval is required for all Route 47 improvements prior to Final PUD approval.
3. The developer shall commit to its share of impact to the planned Kreutzer Road improvements, both construction and right-of-way. The current Phase 1 design contemplates a 3-lane section; if this development's impact necessitates a 5-lane section, the incremental commitment to cause the widened section to be built shall be the developer's responsibility. This includes the relocation of any utilities, as determined by the Village, that would need to be relocated to accommodate the 5-lane section.
4. The development is responsible for the Kreutzer Road improvements along the western frontage of the development. Adequate right-of-way and setbacks/buffers must be designed to accommodate the road improvements, and drainage features.
5. The proposed Kreutzer Road shall provide area available in case the road needs to be widened in the future, therefore, proposed detention, wetlands and compensatory storage, subject to the review and approval of the Village Engineer.
6. Route 47 decorative light fixtures shall be installed, by the developer, across the frontage of the Property when adjacent property east of Route 47 is redeveloped.
7. All public improvement and site development must occur in full compliance with all applicable Village Municipal Services (Engineering, Public Works, Planning and Building) and site design standards, practices and permit requirements.
8. The proposed townhomes adjacent to the Lions Chase subdivision shall provide a landscape buffer not less than 50 feet.
9. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
10. The Village of Huntley will require adherence to Illinois drainage law and best management practices for stormwater management. J. Jireh Corporation and The Portofino Group LLC, its agents and assignees is 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.
11. In accordance with the Village's Subdivision regulations, aerial utilities along Route 47 shall be buried as part of Phase I.

12. All required permits and approvals shall be obtained from the required outside permitting agencies prior to Final PUD approval.
13. Specific building architecture is not approved as part of the Preliminary Planned Unit Development. Final Planned Unit Development Plans shall conform to the Village's Commercial Design Guidelines.
14. Architectural plans submitted for the Final PUD shall be designed in the "Portofino" theme, including the townhomes. Architectural plans for the big box and outlots sites shall conform to the Village's Commercial Design Guidelines and shall be complementary to the "Portofino" theme.
15. The petitioner shall provide an analysis regarding the number of loading spaces required and provided prior to proceeding with Final PUD.
16. An overall signage design theme shall be incorporated throughout the entire development, and that theme should be outlined at prior to proceeding with Final PUD to evaluate the overall design success of the project. Wayfinding signage will also be an important element in this development, given the mix of uses, parking ingress and egress locations and road system.
17. As agreed to at the April 23, 2008, Huntley Park District meeting, the petitioner shall coordinate with the Park District for the buffering along the north lot line between the "big box" retail and Deicke Park, including the alignment of the eco-trail system.
18. The Landscape Plan shall provide a note indicating irrigation will be provided in accordance with Village requirements.
19. In accordance with Section 155.200 of the Subdivision Regulations and as further described in Section 155.201 through 155.210, the petitioner shall pay all required fire, library, parks, and school impact fees.
20. No business development agreements are approved as a part of this petition.
21. In accordance with Section 155.220, preliminary plat approval shall be effective for a maximum of 12 months following Village Board approval unless, upon application of the developer, the Village Board grants an extension. The final plat must be approved by the Village Board and recorded within this same one-year time limit. Should the final plat not be approved and recorded within one year of the preliminary plat submitted for approval, the preliminary plat must again be submitted for approval.
21. In accordance with Section 156.127 of the Zoning Ordinance, the Special Use Permit for the preliminary PUD shall automatically lapse two years after the date of issuance unless the petitioner has substantially completed construction of the public improvements and has commenced construction of the uses approved in the PUD.
23. In accordance with Section 156.124(E)(7) of the Zoning Ordinance, should the Planning Commission determine the Final Planned Unit Development is not in general conformance with the approved Preliminary Planned Unit Development plans, a public hearing before the Zoning Board of Appeals shall be required at Final Planned Unit Development review.

Mr. Gary Marks of Portofino Group noted that there have been major changes to the plan in the last 12 months. Mr. Marks reviewed the concerns of the Village Board and the mitigation provided. The timeline for the project is as follows:

1. Commence mass grading and widen Route 47 in the third quarter of 2009.
2. Grand Opening of Phase I consisting of big box store and outlots in first quarter of 2011.
3. Commence Phases II & II pursuant to market conditions.

Mr. Marks spoke of the green initiative attached to this project including 30 acres of open green space and 13 acres of improved wetlands. There will be green roofs on 2 buildings adjacent to improved wetlands. A connection of the Eco-Trail will network to Deicke Park. Mr. Marks noted that a 30,000 sf plaza at Lake Portofino is designed to hold public events. Trustee Leopold stated that he would rather see red tile roofs on the buildings.

Mr. Marks reviewed investment objectives and noted they plan to market the project at the ICSC Annual Convention in May 2008.

With the conclusion of the PowerPoint presentation, Mayor Sass asked for comments from the Trustees.

Trustee Leopold expressed his concern about the height of the buildings and suggested that the petitioner consider varying roof heights. He stated that the 6-story building is too tall to have a common roof. A red warning light may be needed on the building to warn planes. Trustee Leopold recommended that more parking be moved underground. Mr. Marks stated that they do plan to move one story underground.

Trustee Fender stated that the overall theme is acceptable and she would like to see the Italian themed areas be early in the phasing of the project. Trustee Fender expressed her concern that Phase II may change in the future. Village Manager Tomaso stated that any changes to an approved plan would need to come back before the corporate authorities.

Mr. Marks explained that the phasing is planned to provide a financial engine that begins with the development of the big box store and outlots. Mr. Marks noted that they will obtain a construction loan and utilize equity they have in the land as owners for the last 10 years. Trustee Mercer stated that he likes the theme but is concerned about the finances and would like to see more information about their partners as the project moves forward.

Trustee Piwko stated that he likes the change from apartments to townhomes and he has no problem with the height of the buildings. Mr. Marks spoke of the high-end rentals replacing the “for sale” condos. This is a direct result of the current market. Mr. Marks noted that there would only need to be minimal changes to the plan to change construction to condos if the market dictates.

Trustee Kadakia stated that this is a new concept and he is glad it is in Huntley.

Trustee Kadakia asked about the height of the dome. Mr. Marks stated that certain aspects of the architecture may change depending on costs but noted that the high dome and spires add to the architecture and uniqueness of the project. The intent is to replicate the Galleria Building in Milan, Italy.

Village Manager Tomaso noted that conditions 21-24 are directly out of the subdivision and zoning ordinances.

The Trustees discussed Route 47 access. Trustee Leopold stated he is concerned about the access points and agreements with IDOT and property owners on the east side of Route 47. In regard to condition 6, Trustee Leopold stated that the lights on Route 47 should be installed at the time of widening.

Trustee Fender stated that she is concerned that the project will be constructed before the State widens Route 47. Village Manager noted that the petitioner will complete the widening of Route 47 if the State has not completed it at the time of construction. The widening will be in accordance with IDOT standards based on traffic volumes from the proposed development and surrounding development.

Mr. Marks noted that there is a possibility for shared opportunities with other developers for the south access point. Mayor Sass asked if the petitioner is working with the owners on the east side of Route 47. Trustee Kadakia stated that working with all parties on the signalization at Dean St is important.

Mayor Sass stated that this development needs two full signalized access points and it makes sense to wait to see if IDOT approves the southern access point before proceeding. Mr. Marks stated that the traffic study findings indicate that traffic signals may be warranted at the south (mid-point access) but if all else fails a third alternative could be explored with the other property owners south of the creek.

Mr. Bill Grieve, traffic consultant for the petitioner, stated that they are very confident about a second south full access point since their meeting with IDOT. He spoke of the petitioner working with other property owners and the expectation that the plan will move through the IDOT process quickly. He further stated that a traffic signal at the south access point would require further review and subsequent IDOT approvals.

Mayor Sass stated that he does not want this development to slow down the widening of Route 47.

Mr. Tom Manning, property owner of Manning Concrete, Inc., on the east side of Route 47, stated that working with the other landowners is a good idea but he is concerned because he has not been a part of any conversations to date with the

Portofino Group. Trustee Mercer suggested that the petitioner should have conversations with all adjacent neighbors.

Mayor Sass suggested that the petitioner get IDOT approval and agreements with neighbors to the east before moving forward.

It was the unanimous consensus of the Village Board not to proceed with further review of the plans as proposed until the site access issues are resolved with the property owners on the east side of Route 47 between Dean Street and Kreutzer Road.

In addition, Village Board direction was for Staff to follow up on information regarding the petitioner's financial partners and review the heights of the building.

VILLAGE ATTORNEY'S REPORT

No report

VILLAGE MANAGER'S REPORT

No report

VILLAGE PRESIDENT'S REPORT

Mayor Sass reported that there was a meeting last night for residents regarding the 2008 Street Improvement Program that will begin in May.

Mayor Sass reported that the State of Illinois capital bill for road improvements may go through after the November elections.

UNFINISHED BUSINESS

None

NEW BUSINESS

None

EXECUTIVE SESSION

There was no Executive Session

ADJOURNMENT:

There was a MOTION made to adjourn the meeting at 9:15pm.

MOTION: Trustee Fender

SECOND: Trustee Kanakaris

Motion carried unanimously

Respectfully submitted,

Recording Secretary
Karick & Associates.