

**VILLAGE OF HUNTLEY
COMMITTEE OF THE WHOLE MEETING
March 2, 2017
MINUTES**

CALL TO ORDER:

A meeting of the Committee of the Whole of the Village of Huntley was called to order on Thursday, March 2, 2017 at 7:00 p.m. in the Municipal Complex, Village Board Room, 10987 Main Street, Huntley, Illinois 60142.

ATTENDANCE:

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

ABSENT: None

IN ATTENDANCE: Village Manager David Johnson, Assistant Village Manager Lisa Armour, Management Assistant Barbara Read, Director of Development Services Charles Nordman, Deputy Chief Todd Fulton and Village Attorney John Cowlin.

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

PUBLIC COMMENTS: None

ITEMS FOR DISCUSSION:

- a) Discussion – Approval of the February 9, 2017 Village Board and February 16, 2017 Committee of the Whole Meeting Minutes

Mayor Sass asked if the Committee had any comments or changes to the Minutes; there were none.

It was the consensus of the Committee of the Whole to forward on to the Village Board for approval the February 9, 2017 Village Board and February 16, 2017 Committee of the Whole Meeting Minutes.

- b) Discussion – Conceptual Review of a Proposed Site Plan and Building Elevations for a CVS Pharmacy at the Northwest Corner of Route 47 and Kreutzer Road and Referral to the Plan Commission to begin the Formal Development Review Process

Director of Development Services Charles Nordman reviewed a Power Point presentation and reported that CVS has submitted conceptual plans for a proposed 13,225 square foot pharmacy to be located at the northwest corner of Route 47 and Kreutzer Road. The proposed site plan includes a ±1.75 acre site for CVS, a ±1.14 acre lot for future development that will front Kreutzer Road, a ±1.95 acre lot for stormwater detention, and a ±2.54 acre lot for flood plain compensatory storage.

Staff Analysis

The site is zoned C-2 Regional Retail and is subject to the Regency Square Development Guidelines.

Site Plan

The proposed CVS site plan proposes a 13,225 square foot building with parking for 68 vehicles which exceeds the 53 parking spaces required by the Zoning Ordinance. The building's main entrance will be orientated toward the intersection of Route 47 and Kreutzer Road with access to the site being provided by a right-in/right-out and a full access at the intersection of Kreutzer Road and Princeton Drive. The building's trash enclosure and loading area will be located on the north elevation and the drive-through pharmacy will be located at the northwest corner of the building. The site plan also includes parking stalls that are 10 feet in width and up to 19.5 feet in depth, which exceeds the minimum dimensions required by the Zoning Ordinance. The width of the parking lot drive aisle is also greater than required and will measure 30 feet in width.

In conjunction with the development of the site, the Village's Subdivision Ordinance requires the burial of overhead utility lines across the Route 47 frontage of the property. The developer has been in contact with ComEd and has received an Advance Deposit Letter outlining the cost to design the overhead wire burial and pole removal. The developer is currently in the process of securing payment for ComEd to begin the design work. The overhead utility lines across the frontage of the southern portion of Regency Square were previously buried with the original development.

Building Elevations

The proposed building elevations consist of three primary materials: stacked stone, structural brick and split-face block. The stacked stone will be located adjacent to the building's main entrance and on the columns along the north, east, and west elevations. The face brick is proposed adjacent to the main entrance and along the bottom ± 7 feet of the building on all four elevations. The upper ± 13 feet of the building is proposed as split-face concrete block which is prohibited by the Regency Square Development Guidelines and the Village's Commercial Design Guidelines. The elevations for this concept review are labeled Version 3. Previous versions of the elevations submitted during the design process are also attached for comparison. Director Nordman stated the he discussed with the petitioners the split face block being replaced with face brick and the petitioner seemed agreeable to that change.

Signage

The proposed CVS sign plan includes five wall signs and two ground signs. The proposed wall signage includes three signs stating "CVS Pharmacy" and two signs stating "drive-thru pharmacy". The proposed ground signs will be located at the corner of Route 47 and Kreutzer Road and at the intersection of Kreutzer Road and Princeton Drive. Both ground signs would be constructed of brick to match the building and would include sign panels for both CVS and the lot to be developed in the future.

Required Relief

The proposed plans require the following relief:

1. The Regency Square Development Guidelines and the Village's Commercial Design Guidelines both prohibit the use of concrete block.
2. As provided in the packet, the Regency Square Development Guidelines require a parking lot setback of 25 feet abutting a street. The proposed site plan provides a parking setback of 10 feet along the Kreutzer Road right-of-way. Director Nordman stated that this is no longer required due to the 2011 change to the setback requirements from 25 feet to 10 feet.
3. The Regency Square Development Guidelines require a rear park/drive setback of 10 feet. The proposed site plan proposes no setback as a shared drive aisle is proposed between the CVS site and the 1.14 acre lot to be developed in the future. The shared access will be reflected as an access easement on the proposed plat of subdivision.
4. The Regency Square Development Guidelines restrict ground signs for commercial parcels to 6'-8" in height. The ground sign at the corner of Route 47 and Kreutzer Road would be 12 feet in

height and the sign at Princeton Drive and Kreutzer Road would measure 8 feet in height. Similar relief has been granted for other commercial lots within Regency Square.

Required Approvals

The property will require the following review and approvals from the Plan Commission and Village Board:

1. Plat of Subdivision
2. Special Use Permit for a drive-through
3. Site Plan Review, including any necessary relief

Director Nordman reported that representatives of the petition were in attendance to answer questions.

Mayor Sass asked if the Committee had any comments or questions.

Trustee Hoeft asked how wide the drive-thru drive aisles were; Director Nordman reported that they will be 12 feet wide.

Trustee Piwko stated that he did not care for the blank wall as it is boring. Mr. Charlie Haapala from TM Crowley & Associates reported that there will be landscaping and trees along Kreutzer Road and Route 47 which will block the view of the façade from those directions and at the creek there is currently a line of mature evergreens. Mr. Haapala reported that the area with the least amount of plantings run along the west side of the property but there is quite a bit of variety which will soften the view. Mr. Haapala stated the pilasters with color will add additional variety to the building. Mr. Peter Bazos from Bazos Freeman reported that the buyer of the lot to the west of CVS will eventually block the west wall from view from those traveling on Kreutzer Road.

Trustee Westberg thanked the petitioner for the wider drive aisles and parking spaces and stated that the proposed plans look good; Trustee Westberg stated that Staff had done an outstanding job.

Trustee Goldman asked if there would be any problems with truck deliveries with the current site plan; Mr. Haapala stated that there would be no issues with deliveries.

Trustee Goldman asked about the timeframe for the removal of the house on the property and notification to the residents. Mr. AJ Barbato from TM Crowley & Associates reported that they are currently working on the utilities and stated that the owner/resident of the home is selling the property so they are kept up-to-date with the timing.

Mayor Sass stated that he did not want any split face block.

Village Manager Johnson stated that staff will continue to work with the petitioner regarding the landscaping on the north side of the property and the changes to the building materials.

There were no other comments or questions.

It was the consensus of the Committee of the Whole to refer CVS to the Plan Commission to begin the formal development review process.

- c) Discussion – Consideration of a Resolution Authorizing the Purchase of Two 2017 Ford Interceptor SUV Vehicles through the Illinois Department of Central Management Services (CMS) Procurement Program for \$57,298.00 for the Police Department

Deputy Chief Todd Fulton reported that based on current vehicle use and projected mileage of vehicles, the FY17 Budget provides for the replacement of two (2) police patrol vehicles. These two vehicles will be used to replace vehicles with high mileage and will be used in the police patrol division as fully marked squad cars.

This will be the fifth year of purchasing the Ford Interceptor. The Interceptor SUV is larger than the sedan and better accommodates equipment.

Staff Analysis

The FY17 replacement plan will address the replacement of squad #21, a 2013 Ford Interceptor SUV with 142,270 miles, and squad #22, a 2013 Ford Interceptor SUV with 127,533 miles. Both are used in the patrol division.

Authorization to dispose of these vehicles will be required at a later date. Both vehicles will be replaced with the 2017 Ford Interceptor SUV.

Financial Impact

The Village will purchase these vehicles through the Illinois Department of Central Management Services (CMS) Procurement Program. Total cost for the two vehicles is \$57,298.00. This is within the budget of \$87,072.00. Additional funds will be utilized to equip the police vehicles with emergency equipment once the vehicles are delivered. Funds for this project will come from the Village's Equipment Replacement Fund line item: 48-10-4-7750.

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 a Resolution Authorizing the Purchase Two 2017 Ford Interceptor SUV Vehicles through the Illinois Department of Central Management Services (CMS) Procurement Program for \$57,298.00 for the Police Department.

d) Discussion – Approval of the March 9, 2017 Bill List in the amount of \$169,139.71

Mayor Sass reported that \$5,237.38 of the bill list expenditures was from the FY16 Budget and the remaining \$163,902.33 was from the FY17 Budget.

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 the March 9, 2017 Bill List in the amount of \$169,139.71.

VILLAGE ATTORNEY'S REPORT: None

VILLAGE MANAGER'S REPORT: None

VILLAGE PRESIDENT'S REPORT: None

UNFINISHED BUSINESS: None

NEW BUSINESS: None

EXECUTIVE SESSION: None

ACTION ON CLOSED SESSION ITEMS: None

ADJOURNMENT:

There being no further items to discuss, a MOTION was made to adjourn the meeting at 7:17 p.m.

MOTION: Trustee Piwko

SECOND: Trustee Hoeft

The Voice Vote noted all ayes and the motion carried.

Respectfully submitted,

Barbara Read
Recording Secretary