

**VILLAGE OF HUNTLEY
COMMITTEE OF THE WHOLE MEETING
October 5, 2017
MINUTES**

CALL TO ORDER:

A meeting of the Committee of the Whole of the Village of Huntley was called to order on Thursday, October 5, 2017 at 7:00 p.m. in the Municipal Complex, Village Board Room, 10987 Main St., Huntley, Illinois 60142.

ATTENDANCE:

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

ABSENT: Trustee Harry Leopold

IN ATTENDANCE: Village Manager David Johnson, Assistant Village Manager Lisa Armour, Management Assistant Barbara Read and Village Attorney John Cowlin.

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

PUBLIC COMMENTS:

Sandra Bannon, 11119 Reed Road, stated that she was very excited about the proposed Jewel/Osco being building at Reed Road and Route 47. Ms. Bannon stated that she currently has to travel about five (5) miles now to get to the Jewel. She also stated that Jewel has been a good neighbor to non-profit groups in Huntley and this development is good for Huntley.

ITEMS FOR DISCUSSION:

- a) Discussion – Approval of September 14, 2017 Village Board 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 September 14, 2017 Village Board Meeting Minutes.

- b) Discussion – Consideration of an Advisory Board Appointment for Mr. Keith Mallegni to the Historic Preservation Commission

Mayor Sass reported that there are currently two vacancies on the Historic Preservation Commission. Mr. Mallegni has submitted a letter of interest to serve on the Commission. Mayor Sass proposes the appointment of Mr. Keith Mallegni to the Historic Preservation Commission. Mr. Mallegni's letter of interest is included in the packet.

Mayor Sass reported that Mr. Mallegni was in attendance and asked if he wished to address the Committee. Mr. Mallegni stated that he has been a resident of Huntley for 36 years and now that he is retired from the Huntley Fire Protection District he would like to have an active role in the community.

Mayor Sass asked 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 appointment of Mr. Keith Mallegni to the Historic Preservation Commission.

- c) Discussion – Consideration of a Resolution Approving a Temporary Use Permit and Temporary Sign Request for Don Smock Auction Company Inc. to hold a construction equipment auction on the property located east of Route 47 and immediately south of Rush Truck Center

Mayor Sass reported that Don Smock Auction Company Inc. is seeking approval to hold another auction of construction equipment on Saturday, October 28, 2017, between 8:00 a.m. and 4:00 p.m., on the property located on the east side of Route 47, south of the Rush Trucking Center at 11816 Route 47. The Village Board previously approved Resolution (R)2017-06.33 allowing the Don Smock Auction Company to hold an auction on this same site on June 27, 2017. The subject site is owned by Plote Construction and the proposed auction will be managed similarly to the previous auction. Construction equipment to be auctioned would begin to be delivered to the site two (2) weeks prior (Saturday, October 14, 2017) to the auction date, and would be removed from the site no later than two (2) weeks after (Saturday, November 11, 2017) the auction date. The petitioner has stated the proper paperwork has been filed with the State of Illinois to ensure the Village of Huntley is the point of sale for the purpose of sales tax revenue.

Temporary signage for the auction will be installed Friday, September 29th and removed after the event on Saturday, October 28th and include two (2), twenty-four (24) square foot (4' x 8') banners installed in a V-shape between three (3) posts south of the driveway access to the subject property.

Staff Analysis

The Village of Huntley Zoning Ordinance allows for the issuance of a temporary use permit (TUP) for Sales and Special Promotions and temporary signs.

Sales and special promotions are subject to the following conditions: 1) approval on the basis of the adequacy of the parcel size, parking provisions, and traffic access and the absence of undue adverse impact on other properties, 2) limited to a period not to exceed five (5) days, and 3) adequate fire extinguishers, refuse containers and clean-up of the site upon termination of the event.

Temporary signs are subject to the following conditions: 1) not to exceed 30 days, 2) maximum size of 50 square feet and no more than 8 feet above ground, 3) not to be displayed on a fence or tree, and 4) not to be located in the rights-of-way.

Should the Village Board approve the request for a Temporary Use Permit, staff recommends the following conditions of approval:

1. The Auction shall be conducted in accordance with Mr. Larry Tess' letter attached (dated September 9, 2017); any change shall require approval by the Village of Huntley.
2. The event shall be conducted so not to adversely impact surrounding properties.
3. The event location and surrounding area shall be cleaned of all trash at the end of the auction.
4. Prior to October 14, 2017, the petitioner shall submit a Certificate of Liability Insurance with required Village limits and listing the Village of Huntley as additionally insured.

5. The Village of Huntley shall be the point of sale for the purpose of sales tax revenue.
6. After the clean-up period following the auction, the property owner shall remove all remaining materials from the site and shall regularly mow and maintain the property in accordance with the Village's property maintenance code.

Financial Impact

The Temporary Use Permit Fee is \$75.00 and the Temporary Sign permit Fee is \$50.00, plus a \$100.00 compliance bond fee returned after the signs are removed.

Mayor Sass reported that Mr. Smock was in attendance to answer questions.

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

Trustee Leopold asked the amount of sales from the last auction; Mr. Smock stated that sales were approximately \$400,000.

Trustee Goldman asked if they were doing anything different at this event from the spring auction. Mr. Smock stated that they were making some adjustments to make it easier to off load the equipment. Mr. Smock stated that everything else would remain the same as it worked well.

There were no other comments or questions.

It was the consensus of the Committee of the Whole to forward on to the Village Board a Resolution Granting the Issuance of a Temporary Use Permit to hold an Auction and post Temporary Signs Promoting the Auction on the Subject Property.

- d) Discussion – Conceptual Review of a Site Plan and Building Elevations for a ±62,794 square foot Jewel Osco within the Rosati's Resubdivision at the northeast corner of Route 47 and Reed Road and Referral to the Plan Commission to begin the Formal Development Review Process

Village Manager David Johnson reviewed a Power Point presentation and reported that Jewel Osco is proposing construction of a ±62,794 square foot grocery store within the Rosati's Resubdivision (Reed's Corner) at the northeast corner of Route 47 and Reed Road.

The Preliminary Planned Unit Development (PUD) and Preliminary Plat for the "B-3" Shopping Center Business District-zoned Rosati's Resubdivision were approved in 2008 per Ordinance (O)2008-03.17 and (O)2007-03.18, respectively. The Preliminary PUD provided the development parameters for the site. The Final Plat of subdivision and Final Planned Unit Development for the Walgreen's on Lot 2 were approved in 2008. Most recently, Lot 5 received approval for a Special Use Permit and Final Planned Unit Development for the multi-tenant retail center which includes a Dunkin Donuts.

The conceptual development plan for the Jewel Osco grocery store proposes to subdivide the ±17.29-acre Lot 1 of the Rosati's Resubdivision into two (2) lots (±9.11-acre and ±8.18-acre) and construct the proposed ±62,794 square foot grocery on the southern lot adjacent to Reed Road.

Site Plan and Parking

The front elevation of the Jewel Osco store would be oriented facing Route 47 (west) with the drive-through pharmacy on the south elevation of the building. The building would be setback ±184 feet from

the lot line along Reed Road and ±65.9 feet from the rear lot line adjacent to the Covington residential subdivision. Loading docks are proposed facing north near the center of the rear of the building. Access to the site would be provided from the existing driveways on Reed Road, Route 47, and Rainsford Drive. A new access drive would be added at the southeast corner of the site to provide access to the rear of the building and the loading dock. This access was originally shown on the Preliminary PUD approved by the Village Board in 2008 (see attached).

The required/proposed parking for the site is as follows:

	REQUIRED	PROVIDED
Minimum Parking Required for Retail – four (4) parking spaces per 1,000 gross square feet	251	402*

* - The four-hundred and two (402) - 10’x19’ parking stalls include the requisite nine (9) accessible parking/loading spaces

Staff reviewed with Jewel the following site plan adjustments:

- Parking will be eliminated on the drive aisle that connects the current full access to the site with the north-south access road across from the entrance to Walgreens
- Additional stacking will be provided at the drive-through pharmacy pick-up window
- The drive aisle width of 22’ will be widened
- The addition of barrier landscape islands (“canoes”) along the north-south access road is not consistent with the approved Preliminary PUD; Jewel prefers to maintain the flow of parking as shown

Building Elevations

The proposed front building elevation (west) includes the use of modular brick, architectural cladding, and storefront windows as the primary materials. The same brick and architectural cladding used on the front elevation will also be used on the Reed Road facing elevation. These materials will also wrap the northwest corner of the building before transitioning to splitface CMU block for the remainder of the north elevation. The splitface CMU block is also the primary material along the east (rear) elevation of the building. The block used on the north and east (rear) elevations will closely match the brick colors and horizontal band used on the front and Reed Road elevations of the building.

Landscaping

The proposed landscaping is consistent with the plans included as part of the Preliminary Planned Unit development for the commercial subdivision. The plan proposes to add eighteen (18) trees along the Reed Road frontage, in addition to the existing landscaping that is located between the access drives. The plan also calls for planting shrubs, ornamental grasses, and perennials along the Reed Road frontage. Additional evergreens and trees are also proposed to be added along the east property line which is shared with the Covington subdivision. The existing landscaped berm is located on an outlot of the Covington residential subdivision and will remain as existing.

Village Manager Johnson reported that representatives from Jewel were in attendance to answer questions.

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

Mr. Dave Hene, Senior Real Estate Manager – Jewel/Osco made a brief statement outlining

Jewel/Osco's history in Huntley since 2002 and reported that the existing Jewel will be remodeled and they have no intention to have one great store and one good store in Huntley so there will be two great stores in Huntley. Mr. Hene stated that Jewel wants to be a leader in new concepts and not trying to be like other grocery chains.

Trustee Piwko stated that he was glad the pharmacy drive-thru has been improved and stated that he was glad to see that Jewel and the rest of the businesses that have two (2) locations in Huntley show enough confidence in the Village's growth potential and reinvest in the community. He also stated that this development not only will serve the north side of Huntley but residents in Lake in the Hills, Lakewood, Crystal Lake, the south end of Woodstock and Union. He also noted that the Randall Road corridor will be under construction over the next couple of years so it would be difficult to get to stores in that area. Trustee Piwko stated "Build it and they will come."

Trustee Westberg asked what will make this store different. Mr. Hene stated that all stores are different in that the company is making an overall change in their merchandising efforts including serving freshly made foods and Starbucks inside. Trustee Westberg stated that people are looking for stores like Mariano's and Whole Foods; Mr. Hene stated that while they don't want to follow other businesses, the business models are freshly made foods, and fresh items too.

Trustee Goldman asked if the existing Jewel will have similar items as the new store; Mr. Hene stated that the focus at all locations will be on freshly prepared foods.

Trustee Hoeft stated that the plans look good.

Trustee Kanakaris welcomed Jewel and thanked them for investing \$17M in Huntley and stated that he is happy for Jewel to be here.

There were no other comments or questions.

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

e) Discussion – Proposed Amendments to the Subdivision Regulations Related to the Fair Market Value for an Acre of Land

Village Manager Johnson reported that the Village of Huntley Subdivision Regulations require the dedication of land for school, park, fire, and library sites, or cash contributions in lieu of land dedication where the dedication of land is not practical. The Subdivision Regulations provide set contribution amounts for fire and library; however, school and park fees are based on formulas that take into consideration the "fair market value" of an improved acre of land within the Village.

The fair market value was previously set in 2004 at \$120,000 per acre and, in accordance with the regulations, has been adjusted upward at an annual rate of 5% effective January 1, 2005, and annually thereafter. This has resulted in a 2017 value of \$226,279 per acre.

Earlier this year the Village hired Harrison and Associates, Inc. (Harrison) to prepare an appraisal for the purpose of determining an updated fair market value for an acre of improved land. A copy of the report is included as an attachment to this report. Harrison has recommended the Village reduce the

value of an acre of land to \$126,000.

Staff Analysis

The land value is specified in Section 155.204.030(A) of the Subdivision Regulations; therefore, an amendment to the Subdivision Regulations is required to adjust the fair market value of an acre of land from \$226,279 to \$126,000. Staff is also proposing that Section 155.204.030(A) be amended to remove the annual upward adjustment of five percent (5%) and replace it with “the specified land value shall be adjusted from time to time with appropriate study and documentation.” This would allow the Village to review the fair market land value on an as-needed basis and prevent it from automatically escalating each year.

A spreadsheet comparing the fair market land value and impact fees for three neighboring communities has been provided as an attachment to this report.

Financial Impact

The adjusted fair market value will also adjust the impact fees collected for the school and park districts. The comparison of fees is provided on the attached spreadsheet. Staff has met with District 158 and the Huntley Park District to review the proposed amendments.

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 to authorize the Amending of Section 155.204.030 of the Subdivision Regulations related to the fair market value for an acre of land.

f) Discussion – October 12, 2017 Bill List in the amount of \$1,537,589.14

Mayor Sass reported that \$1,292,258.36 of the total Bill List is attributable to payment of SSA Property Taxes (\$325,996.51), payment to Alliance Contractors for the 1st Street Parking Lot Improvements (\$58,000.00), payment to Precision Pavement Markings for the 2017 Pavement Marking Program, and payment to IDOT for the Kreutzer Road Extension Project (\$878,508.92).

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 October 12, 2017 Bill List in the amount of \$1,537,589.14.

VILLAGE ATTORNEY’S REPORT: None

VILLAGE MANAGER’S REPORT: None

VILLAGE PRESIDENT’S REPORT:

Mayor Sass wished Trustee Piwko a happy birthday on October 6th and Trustee Goldman on October 7th.

UNFINISHED BUSINESS: None

NEW BUSINESS: None

EXECUTIVE SESSION:

- a) Probable or Imminent Litigation and Pending Litigation
- b) Contractual
- c) Property Acquisition, Purchase, Sale or Lease of Real Estate
- d) Appointment, Employment, Dismissal, Compensation, Discipline and Performance of an Employee of the Village of Huntley
- e) Collective Bargaining
- f) Appointment, Discipline or Removal of Public Officers
- g) Appointment of a Public Officer
- h) Review of Closed Session Minutes
- i) Other

A MOTION was made at 7:24 p.m. to Enter into Executive Session for a) Probable or Imminent Litigation and Pending Litigation.

MOTION: Trustee Piwko

SECOND: Trustee Hoeft

The Voice Vote noted all ayes and the motion carried.

A MOTION was made at 7:48 p.m. to Exit Executive Session.

MOTION: Trustee Kanakaris

SECOND: Trustee Westberg

The Voice Vote noted all ayes and the motion carried.

ACTION ON CLOSED SESSION ITEMS: None

ADJOURNMENT:

There being no further items to discuss, a MOTION was made to adjourn the meeting at 7:49 p.m.

MOTION: Trustee Hoeft

SECOND: Trustee Piwko

The Voice Vote noted all ayes and the motion carried.

Respectfully submitted,

Barbara Read
Recording Secretary