

**VILLAGE OF HUNTLEY
VILLAGE BOARD MEETING
February 22, 2018
MINUTES**

CALL TO ORDER:

A meeting of the Village Board of the Village of Huntley was called to order on Thursday, February 22, 2018 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, Timothy Hoeft, Harry Leopold, Niko Kanakaris, John Piwko and JR Westberg.

ABSENT: None

IN ATTENDANCE: Village Manager David Johnson, Assistant Village Manager Lisa Armour, Management Assistant Barbara Read, Police Chief Robert Porter, Human Resources Manager Chrissy Hoover and Village Attorney John Cowlin.

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

PUBLIC COMMENTS: None

ITEMS FOR DISCUSSION AND CONSIDERATION:

- a) Consideration – Approval of the February 8, 2018 Village Board Meeting Minutes

Mayor Sass reported that Trustee Leopold was absent from the meeting and asked if the Village Board had any comments or changes to the Minutes; there were none.

A MOTION was made to approve the February 8, 2018 Village Board Meeting Minutes.

MOTION: Trustee Kanakaris

SECOND: Trustee Goldman

AYES: Trustees: Goldman, Hoeft, Kanakaris, Piwko and Westberg

NAYS: None

ABSENT: None

ABSTAIN: Trustee Leopold

The motion carried: 5-0-0-1

- b) Consideration – Approval of the February 22, 2018 Bill List in the amount of \$702,895.56

Mayor Sass reported that \$22,247.73 of the bill list expenditures is from the FY17 Budget and the remaining \$680,647.83 is from the FY18 Budget. \$435,786.32 of the total bill list is attributable to the payment of development impact fees to other taxing bodies.

Mayor Sass asked if the Village Board had any comments or questions regarding the Bill List; there were none.
02.22.18 VB Minutes

were none.

A MOTION was made to approve the February 22, 2018 Bill List in the amount of \$702,895.56.

MOTION: Trustee Westberg

SECOND: Trustee Leopold

AYES: Trustees: Goldman, Hoefft, Kanakaris, Leopold, Piwko and Westberg

NAYS: None

ABSENT: None

The motion carried: 6-0-0

- c) Consideration – Advisory Board Appointments
 - i. Police Commission Appointment – Mr. Daniel Maloney
 - ii. Historic Preservation Commission Appointment – Mr. Burt Natkins
 - iii. Zoning Board of Appeals Appointment – Ms. Kim Scalise
 - iv. Zoning Board of Appeals Appointment – Mr. Zak Klehr

Mayor Sass reported that there are currently vacancies on the Police Commission Board, Historic Preservation Commission and Zoning Board of Appeals.

Mr. Daniel Maloney has submitted a letter of interest and resume to serve on the Police Commission Board. Mayor Sass reported on Mr. Maloney’s background and proposed the appointment of Mr. Maloney to serve on the Police Commission Board. Mayor Sass asked if Mr. Maloney wished to make a comment to the Village Board. Mr. Maloney thanked the Mayor and stated that he looks forward to being on the Police Commission.

Mayor Sass reported that there are currently two vacancies on the Historic Preservation Commission. Mr. Burt Natkins submitted a letter of interest to serve on the Commission. Mayor Sass reported on Mr. Natkins background and proposed the appointment of Mr. Burt Natkins to the Historic Preservation Commission. Mayor Sass asked Mr. Natkins if he wished to make a statement to the Village Board; Mr. Natkins thanked the Mayor and gave a brief summary of his background and stated that he looked forward to serving on the Commission.

Mayor Sass reported that there are also currently two vacancies on the Zoning Board of Appeals (ZBA). Mayor Sass reported that Ms. Kim Scalise and Mr. Zak Klehr have submitted letters of interest to serve on the ZBA. Mayor Sass reported on their backgrounds and proposed the appointment of Mr. Zak Klehr and Ms. Kim Scalise to the ZBA. Mayor Sass asked if Ms. Scalise and Mr. Klehr wished to make statements to the Village Board. Ms. Scalise gave a brief summary of her background in the Village and stated that she looked forward to being on the ZBA. Mr. Klehr stated that being part of the ZBA fits well with his background and that he looks forward to being on the ZBA.

Mayor Sass asked if the Village Board had any comments or questions of the appointees; there were none. Mayor Sass asked Village Attorney Cowlin if all appointments could be voted on as one motion; Attorney Cowlin replied that they could all be voted on with one motion.

A MOTION was made to approve the appointment of Mr. Daniel Maloney to the Police Commission Board; the appointment of Mr. Burt Natkins to the Historic Preservation Commission; the appointment of Ms. Kim Scalise to the Zoning Board of Appeals; and, the appointment of Mr. Zak Klehr to the Zoning Board of Appeals.

MOTION: Trustee Leopold

SECOND: Trustee Hoeft
AYES: Trustees: Goldman, Hoeft, Kanakaris, Leopold, Piwko and Westberg
NAYS: None
ABSENT: None
The motion carried: 6-0-0

- d) Consideration – An Ordinance Approving a Final Plat of Subdivision and Final Planned Unit Development including any necessary relief to accommodate a proposed Jewel Osco store on Lot 1, Rosati’s Resubdivision

Director of Development Services Charles Nordman reviewed a Power Point presentation and reported that Jewel-Osco is proposing construction of a ±63,538 square foot grocery store within the Rosati’s Resubdivision (Reed’s Corner) at the northeast corner of Route 47 and Reed Road. The subject site is part of a larger parcel that was annexed to the Village of Huntley on November 8, 2001, and is subject to an annexation agreement between the Village of Huntley and Home State Bank, as Trustee Under Trust No. 1717 and Pulte Home Corporation (Cambridge/DR Horton later purchased the subdivision from Pulte). The annexation agreement established the Covington Lakes Subdivision and the “B-3” zoned commercial parcels along Route 47, near the intersection of Route 47 and Reed Road. Among other things, the annexation agreement identified specific on-site and off-site right-of-way improvements and certain restrictions that were required in order to accommodate the proposed development. These improvements, which were constructed by the developer, included the following:

- The relocation of Reed Road to the north and the creation of a frontage road for the Reed Road residences. As a result of the relocation, Reed Road was expanded from a two-lane cross section to a three-lane cross section with dedicated turn lanes. These improvements were based on a traffic planning evaluation which considered the buildout of the Covington Lakes residential subdivision, the commercial property, and other area growth.
- The construction of a 50-foot wide landscape berm between the Reed Road residences and the relocated Reed Road.
- A 50-foot wide landscape easement was required on the commercial property along the north Reed Road frontage.
- A 100-foot building setback was required from the Reed Road right-of-way for the commercial property. *This is 50-feet more than is required by the B-3 zoning district.*
- A 10-foot pedestrian path/easement was constructed along the north side of Reed Road. This path runs across the Reed Road frontage of the commercial property and the Covington Lakes subdivision.
- The developer was required to pay their fair share of the cost for installing a traffic signal at the intersection of Reed Road and Route 47.
- Right-of-way was required to be dedicated and roadway improvements made along the Route 47 property frontage.

In addition to the above improvements, Concord Homes also widened Reed Road east of the subject site when the Northbridge Subdivision was constructed. The portion of Reed Road across the Northbridge subdivision/school campus frontage is under the jurisdiction of Lake in the Hills, therefore widening the road required the cooperation of the Village of Huntley, the Village of Lake in the Hills, District 158 and both the developers of the Northbridge and Covington Lakes subdivisions.

Introduction

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)2008-03.18, respectively. The Preliminary PUD provided the development parameters for the site. The adjacent roadway improvements required by the annexation agreement were previously completed as noted above. 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 development plan for the Jewel-Osco grocery store proposes to subdivide Lot 1 of Rosati's Resubdivision into two (2) lots and construct the proposed ±63,538 square foot grocery store on the southern lot adjacent to Reed Road.

Final Plat of Subdivision

The proposed subdivision of the ±17.29-acre Lot 1 of Rosati's Resubdivision results in two (2) lots (Lot 1, ±8.18 acres and Lot 2, ±9.11 acre) which both exceed the requisite 1.84-acre (80,000 square foot) minimum lot size for the B-3 (PUD) Shopping Center Business – Planned Unit Development zoning district.

Staff Analysis

Final Planned Unit Development

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 ±185.2 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 and a dumpster enclosure with solid metal gates is proposed facing south 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 new access was included on the plans presented and approved for Preliminary Planned Unit Development. A public hearing was conducted as part of the application for Preliminary Planned Unit Development.

An outdoor seating area is proposed at the northwest corner of the building bordered by a three (3') foot tall decorative steel barrier with masonry posts. Additionally, an outdoor seasonal sales area is proposed south of the northernmost main entrance along the front (Route 47-facing) elevation of the grocery/pharmacy building.

The following table demonstrates the required and proposed parking for the site:

	REQUIRED	PROVIDED
Minimum Parking Required for Retail – four (4) parking spaces per 1,000 gross square feet	254	349*

* - Provided parking includes the requisite eight (8) accessible parking stalls/loading areas.

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 south elevations facing Reed Road. 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 approved 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 a 50-foot wide outlot of the Covington residential subdivision and will remain as existing. Additionally, per staff recommendations, the petitioner has added five (5) 8-foot tall, Colorado Green Spruce trees within the berm on the south side of Reed Road.

Lighting

The petitioners are proposing LED pole lighting fixtures mounted at 28’-0” and wall-mounted packs installed at 16’-0” along the north, south and east (rear) building elevations. The Village’s Zoning Ordinance requires parking lot lighting to have a two (2.0) foot-candle average within the parking areas and no greater than 0.5 foot-candles at the property lines. The site photometric plan is in compliance with the foot-candle average for parking areas. Additionally, the petitioner is proposing to replace the existing lighting fixtures along the Rosati’s Resubdivision north-south access road with LED light fixtures matching the fixtures used in the Jewel-Osco parking lot.

Signage – Wall

The petitioner’s proposed wall sign package breaks-down as follows:

BUILDING ELEVATION	NUMBER OF SIGNS ALLOWED	NUMBER OF SIGNS PROPOSED	SQUARE FOOTAGE OF SIGNS ALLOWED	SQUARE FOOTAGE OF SIGNS PROPOSED	RELIEF REQUIRED
WEST (FRONT)	1	4 ^(1,2,3,4)	295	352.6	THREE (3) SIGNS & 57.6 S.F.
SOUTH, DRIVE-THRU (SIDE)	1	2 ^(1, 5)	207	349.48	ONE (1) SIGN & 142.48 S.F.
NORTH (SIDE)	0	1 ⁽¹⁾	--	294.35	ONE (1) SIGN & 294.35 S.F.
EAST (REAR)	0	--	--	--	--
TOTAL	2	7	502	996.43	FIVE (5) ADDL. SIGNS AND 494.43 SQUARE FEET

THE THREE (3) TYPES OF PROPOSED WALLS SIGNS ARE:

- (1) “JEWEL OSCO” SIGN - 294.35 SF
- (2) “STARBUCKS” LOGO SIGN - 19.625 SF
- (3) “PHARMACY” SIGN - 16.125 SF
- (4) “RX ARROW” SIGN - 22.5 SF
- (5) “RX DRIVE THRU” SIGN - 55.125 SF

Signage – Ground Sign

The Preliminary Planned Unit Development Site Plan (PUD Plan) for the Rosati’s Resubdivision specified a ground sign height and a sign template that included a peaked roof feature. The PUD Plan

also specified the location of two (2) multi-tenant monument signs near the Route 47/Reed Road and Route 47/Rainsford Drive intersections. The petitioner proposes to modify the design of the ground signs to eliminate the peaked roof feature to better fit the architecture of the proposed Jewel-Osco building. The petitioner has also elected to locate the multi-tenant monument sign adjacent to the right-in-/right-out access drive at the center of the Resubdivision, rather than at the intersection of Route 47 and Reed Road as approved by the Preliminary PUD Plan. This change results in the sign being located further away from the residences located on Reed Road.

The proposed ground signage for the site consists of the following:

SIGN LOCATION	ALLOWED / PROPOSED NO. OF SIGNS	ALLOWED/PROPOSED HEIGHT OF SIGNS	ALLOWED/PROPOSED SETBACK FROM ROUTE 47 / REED ROAD	RELIEF REQUIRED
ROUTE 47 MULTI-TENANT MONUMENT SIGN	2 / 2	24'-10" / 25 feet	50' / 44'	TWO (2'') INCHES HEIGHT / 6' SETBACK
REED ROAD MONUMENT SIGN	1 / 1	8'- 3 1/2" / 7 feet	50' / 16'	34' SETBACK

Additionally, the sign plan includes two (2) two-sided, three (3') foot tall, and three (3) square foot directional signs on masonry piers for the drive-thru that are in conformance with all applicable Sign Regulations.

Traffic

In response to resident concerns regarding existing Reed Road traffic, staff requested the Village’s traffic consultant to review existing and future traffic on the roadway. Reed Road is identified as a secondary arterial in the Village’s Comprehensive Plan which is intended to interconnect and augment major arterials. Secondary arterials serve major traffic flows between various activity centers in the Village.

An accepted standard in traffic engineering is that the maximum desirable capacity of a two-lane roadway is approximately 15,000 vehicles per day or higher when a left turn lane is present. Based on the traffic engineer’s review, it is estimated that approximately 10,300 vehicles per day currently utilize Reed Road and upon construction of the new Jewel-Osco it is estimated that approximately 11,800 vehicles will utilize Reed Road. Based on this information, the traffic consultant concluded that the Jewel-Osco will not cause traffic volumes on Reed Road to exceed desirable Average Daily Traffic Volumes for a two-lane roadway. Reserve capacity exists to accommodate additional traffic beyond that predicted to be generated by Jewel-Osco.

Final Planned Unit Development - Requested Relief

1. Relief is required for replacement of the existing pole lights along the north-south access drive approved as part of the Preliminary Planned Unit Development (PUD Plan) for the commercial subdivision with non-decorative LED fixtures.
2. The proposed Wall Signage requires relief for five (5) additional signs and an additional 494.43 square feet.

3. Proposed Ground Signs requires the following relief:
 - a. Signs deviate from the monument sign template approved as part of the PUD Plan for the commercial subdivision.
 - b. The Route 47 multi-tenant monument sign requires relief of two (2") inches in height and relief of six (6') feet from the fifty (50') foot Route 47 setback specified by the PUD Plan.
 - c. The Reed Road monument sign requires relief of thirty-four (34') from the fifty (50') foot setback from the roadway specified under the PUD Plan.

Village Board Conceptual Review

The Village Board reviewed the conceptual plans for the proposed project on Thursday, October 5, 2017 and was supportive of the development as proposed.

Plan Commission Conceptual Review

The Plan Commission reviewed the conceptual plans on October 9, 2017 with comments received including the following:

1. Concerns were raised about truck traffic along Reed Road as well as delivery trucks entering, exiting and circulating within the proposed site. *The petitioner has specified that weekly deliveries will generally consist of ten (10) Jewel-Osco distribution center semi-trailer trucks, thirty-five (35) smaller vendor semis (40') and twenty-five (25) box trucks. Most deliveries will occur before noon, with vendor deliveries being less predictable given that they serve other customers and their delivery routes/times vary accordingly. Deliveries would be restricted to the Reed Road easternmost ingress/egress drive offering direct access to the loading dock at the rear of the facility.*

	<i>Per Week</i>	<i>Average Daily</i>
<i>Semi-trailer trucks</i>	<i>10</i>	<i>1.43</i>
<i>Vendor trucks (40')</i>	<i>35</i>	<i>5</i>
<i>Box trucks</i>	<i>25</i>	<i>3.57</i>
<i>TOTAL</i>	<i>70</i>	<i>10</i>

Delivery trucks entering and exiting the site will utilize the easternmost driveway on Reed Road which will provide direct access to the loading dock which faces north, away from Reed Road. An intersection sight distance exhibit was provided by the petitioner confirming that adequate intersection sight distance is available to the east.

Staff and the petitioner looked at other options for deliveries as suggested by the Plan Commission; however, utilizing the Route 47 right-in/right-out or Rainsford Drive would create circulation issues between the outlots and potential conflicts between truck and customer traffic. Truck access from north of the building would also require reconfiguring the loading dock to face south, towards Reed Road.

2. There was a concern that the existing landscaping along the Reed Road frontage was in poor condition. *The petitioner will evaluate the existing plant materials along Reed Road and replace as needed. The proposed landscape plan will also add plant materials amongst the existing landscaping.*

Plan Commission Recommendation

The Plan Commission conducted a public hearing to consider the petitioners' request on February 12, 2018, and, with one member of the public offering testimony neither in favor of or in opposition to the request, recommended approval of the petition by a vote of 4 to 2, subject to the following conditions:

1. All public improvements and site development must occur in full compliance with the submitted plans (see list of exhibits) and all other applicable Village Municipal Services (Engineering, Public Works, Planning and Building) site design standards, practices and permit requirements.
2. The petitioners will comply with all final engineering revisions to be approved by the Village Engineer and Development Services Department.
3. The Village of Huntley will require adherence to Illinois drainage law and best management practices for stormwater management. The petitioner, its agents and assignees are 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.
4. The petitioner shall obtain final approval of the Landscape Plan from the Development Services Department.
5. All permanent and seasonal plantings must be replaced immediately upon decline, including the existing landscaping north of Reed Road.
6. In accordance with the Zoning Ordinance, all ground and roof-top mounted equipment shall be fully screened to a height six (6”) inches above such equipment.
7. The mill and overlay of the north/south access drive adjacent to Lot 2 shall be completed at the time Lot 2 or Lot 4 is developed, whichever occurs first.
8. In accordance with Section 155.221(A)(6) of the Subdivision Ordinance, the developer shall record the plat of consolidation with the Recorder of McHenry County within three months of approval by the Village Board.
9. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
10. No building plans or permits are approved as part of this submittal.
11. No sign permits are approved as part of this submittal.

Commissioners voting against the motion expressed a desire for truck delivery traffic to enter the site from the Route 47 right-in / right-out access drive.

Strategic Plan Priority

The 2016-2020 Strategic Plan identifies “*Promote New Business Development, Retention, and Expansion*” as a Strategic Priority, “*Attract and Retain Businesses to Enhance Tax Base and Create New Jobs*” as a goal, and “*Work with commercial property owners to attract additional restaurants and shopping opportunities*” as an objective.

Director Nordman reported that Mr. Dave Hene, Jewel Real Estate Manager, was in attendance to answer questions.

Mayor Sass asked Mr. Hene if he wished to make a statement and asked the Village Board if they had any comments or questions.

Mr. Hene thanked the Village Board and Staff for the opportunity of expanding their operations in Huntley.

Trustee Hoeft noted the area at the full entrance to the site on Reed Road, that had been trenched previously, and stated that he would like to see it properly excavated and filled to avoid another problem in that area when it is re-paved.

Trustee Kanakaris noted the current signage at Rainsford and Route 47 that no one can see from the

street; Mr. Hene reported that the current sign will be removed and space will be provided on the Jewel sign for other businesses.

There were no other comments or questions.

A MOTION was made to approve an Ordinance for the Final Plat of Subdivision and Final Planned Unit Development, including any necessary relief, to accommodate the proposed Jewel-Osco grocery store on Lot 1 of Rosati's Resubdivision.

MOTION: Trustee Leopold

SECOND: Trustee Kanakaris

AYES: Trustees: Goldman, Hoeft, Kanakaris, Leopold, Piwko and Westberg

NAYS: None

ABSENT: None

The motion carried: 6-0-0

- e) Consideration – An Ordinance Authorizing the Approval and Execution of a Business Development Agreement between the Village of Huntley and Jewel Food Stores, Inc.

Village Manager David Johnson reported that Jewel Food Stores (Jewel) currently operates a grocery store in the Village. Jewel has been working since last year to finalize plans for a second store on the north side of the Village located at the northeast corner of Reed Road and Route 47 (Reed's Corner). Jewel intends to spend approximately \$11,500,000.00 to construct a new store of approximately 63,538 square feet and approximately \$1,000,000.00 to renovate the existing store.

The Reed's Corner property is currently bank-owned. Jewel is the contract purchaser of the remaining lots, which includes the 17.29 acre lot that is being subdivided into the 8.18 acre parcel for the new Jewel store and Outlot 4, which consists of 2.66 acres. Jewel is currently considering the potential development of a gas station on this outlot. Jewel anticipates creating approximately 160 jobs at the new store.

Staff Analysis

The Business Development Agreement (BDA) provides for a sales tax rebate of 50% of the Village's share of sales tax generated by the new store. The abatement period would be for a period no longer than ten years, or a total amount rebated of \$1,750,000. If Jewel opens a gas station on Outlot 4 and it opens for business no later than twelve (12) months after the new store receives a certificate of occupancy, then the maximum incentive amount increases to \$2,000,000.00. While the BDA excludes any sales tax generated by the existing store from the rebate amount, it does require that the renovation of the existing store be completed by the time the new store opens for business. If Jewel does not open the new store and complete the renovation of the existing store by December 31, 2019, then the Business Development Agreement may be terminated. The BDA also includes a provision to reduce the maximum incentive amount if the gas station closes prior to the end of the term of the agreement. The BDA also includes a sliding-scale provision for Jewel to refund any rebate payments if the new store or existing store closes during the term of the agreement.

Financial Impact

For property taxes payable in 2017, the existing store generated a total of \$153,751.52 for all taxing bodies. The Village received \$9,772.02. It is anticipated that the new store would generate at least this amount, if not more, in new property tax revenue. Based upon the 1% sales tax collected by the Village, the estimated sales tax revenue generated in year one would amount to \$286,000, of which the Village would receive 50% or \$143,000. By year six, the estimated sales tax generated would be \$339,560, of

which the Village would receive 50% or \$169,780.

Legal Analysis

The agreement has been prepared by the Village Attorney.

Mayor Sass asked if the Village Board had any comment or questions; there were none.

A MOTION was made to approve an Ordinance Authorizing the Approval and Execution of a Business Development Agreement between the Village of Huntley and Jewel Food Stores, Inc.

MOTION: Trustee Kanakaris

SECOND: Trustee Goldman

AYES: Trustees: Goldman, Hoeft, Kanakaris, Leopold, Piwko and Westberg

NAYS: None

ABSENT: None

The motion carried: 6-0-0

- f) Consideration – An Ordinance Approving (i) a Final Plat of Subdivision (Consolidation); (ii) Amended Special Use Permit for Recreational Vehicle Sales; and (iii) Site Plan Review, including any necessary relief, to accommodate expansion of the recreational vehicles sales facility and site

Director of Development Services Charles Nordman reviewed a Power Point presentation and reported that General RV is a recreational vehicle dealership selling products ranging from small pop-up campers to large motor homes developed on an ±8.28 acre site along the south and east side of Automall Drive in 2010 and expanded on a ±4.57 acre tract to the north in 2013. The original development included a ±33,280 square foot showroom/maintenance building with 58 parking stalls for customers and employees and 150 parking stalls for recreational vehicles. The 2013 expansion included a 13,240 square foot, 10-bay recreational vehicle service building with office space, restrooms and an additional 42 standard parking stalls and 92 parking stalls for recreational vehicles.

A Plat of Consolidation is required to accommodate adding the property to the east that was formerly a portion of the Huntley Outlet Center site. The underlying C-2 Regional Retail-zoning applicable to all of the tracts under consideration requires an amended Special Use Permit for recreational vehicle sales and Site Plan Review is required for the proposed expansion of the General RV development to the east including additional recreational vehicle inventory parking and associated site improvements.

Finally, future proposed building additions to existing General RV buildings are not under consideration at this time with any future building additions requiring separate applications for Amended Special Use Permit(s) and Site Plan Review(s).

Plat of Consolidation

The petitioner is required to consolidate the existing Lot 1 General Plat of Consolidation (initial General RV development and 2013 expansion) with Part of Lot 3 First Resubdivision of Unit No. 1 Huntley (the west portion of the former Huntley Outlet tract) resulting in the following:

Lot 1A	Stormwater Detention	±2.27 Acres
Lot 1B	General RV Original development, 2013 expansion and	±17.85 Acres

	latest proposed expansion	
General RV Total Resulting Acreage		±20.12 Acres
Lot 1C	Remainder of Lot 3 First Resubdivision of Unit No. 1 (western portion of former Huntley Outlet Center site)	±34.03 Acres

Lot 1A, the 2.27-acre stormwater detention portion of the site, with 155.08 feet of frontage along Freeman Road, requires relief of 12.73 acres from the fifteen (15) acre minimum and 444.92 feet from the 600-foot minimum frontage required in the C-2 Regional Retail District.

Special Use Permit

In accordance with the C-2 Regional Retail zoning district, recreational vehicle sales and service is allowed as a special use. Accordingly, the petitioner received approval for a special use permit per Ordinance 2010-09.48, approved September 9, 2010, to allow the initial General RV facility. Subsequently, an amended Special Use Permit was approved per Ordinance 2013-06.38 and now another amended special use permit is required to accommodate this latest General RV expansion.

Site Plan and Parking

The General RV expansion includes an eighty-eight (88) space parking area and associated landscaping improvements adjacent to the east of the existing site. The proposed parking area stalls are designed to accommodate recreational vehicle inventory with widths of eighteen (18') feet and stall-depths of thirty-five (35') feet or forty-two (42') feet. Drive-aisle widths range between twenty-five (25') feet and thirty-five (35') feet. The expanded parking area will be bordered by the same five (5') black-coated fence currently installed along the perimeter of the site.

Landscaping

The proposed landscaping plan for the General RV expansion includes removal of existing trees along the General RV eastern property line, installation of seventeen (17) Redmond Linden trees along the proposed “new” eastern property line and establishing turf along the area north of the parking area expansion.

Lighting

Lighting for the proposed General RV expansion includes 24'-6" pole mounted fixtures similar to lighting fixtures used on other portions of the site. The Zoning Ordinance requires a minimum 2.0 foot-candle average for parking areas and no more than 0.5 foot-candles along the property line. Staff will coordinate with the petitioner to insure these requirements are met.

Relief Required

The proposed plat of resubdivision requires the following relief:

1. The proposed Plat of Consolidation includes the 2.27-acre, Lot 1A, stormwater detention portion of the site which requires relief of 12.73 acres from the fifteen (15) acre minimum and 444.92 feet from the 600-foot minimum frontage required in the C-2 Regional Retail District.

The proposed site plan requires the following element of relief:

1. Per Huntley Zoning Ordinance Section 156.106 (C)(7) parking areas are to be bordered by a six (6") inch curb, therefore, relief is required for the proposed uncurbed portion of RV storage/display area. Similar relief was approved for the RV storage/display area when the initial phase of the General RV site was developed and subsequently expanded in 2013.

Plan Commission Recommendation

The Plan Commission conducted a public hearing to consider the petitioners' request on February 12, 2018, and, with no members of the public offering testimony in favor or opposition to the request, unanimously recommended approval of the petition by a vote of 6 to 0, subject to the following conditions:

1. All public improvements and site development must occur in full compliance with the submitted plans (see list of exhibits) and all other applicable Village Municipal Services (Engineering, Public Works, Planning and Building) site design standards, practices and permit requirements.
2. The petitioners will comply with all final engineering revisions to be approved by the Village Engineer and Development Services Department.
3. The Village of Huntley will require adherence to Illinois drainage law and best management practices for stormwater management. The petitioner, its agents and assignees are 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.
4. The petitioner shall obtain final approval of the Landscape Plan from the Development Services Department.
5. The petitioner shall obtain final approval of the Lighting Plan from the Development Services Department.
6. All permanent and seasonal plantings must be replaced immediately upon decline.
7. In accordance with Section 155.221(A)(6) of the Subdivision Ordinance, the developer shall record the plat of consolidation with the Recorder of Kane County within three months of approval by the Village Board.
8. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
9. The expanded parking area shall be bordered by the black-coated fence installed along the existing parking area.
10. No building plans or permits are approved as part of this submittal.
11. No sign permits are approved as part of this submittal.

Strategic Plan Priority

The 2016-2020 Strategic Plan identifies "*Promote New Business Development, Retention, and Expansion*" as a Strategic Priority, "*Attract and Retain Businesses to Enhance Tax Base and Create New Jobs*" as a goal, and "*Work with commercial property owners to attract additional restaurants and shopping opportunities*" as an objective.

Director Nordman reported that there were representatives for the Petitioner in attendance to answer questions.

Mayor Sass asked if the Village Board had any comments or questions.

Trustee Leopold asked if the property went all the way to Freeman Road; Director Nordman reported part of the new property went to Freeman Road. Trustee Leopold asked if it was a stormwater retention area; Director Nordman concurred. Trustee Leopold asked if General RV will maintain this area; Director Nordman stated that General RV will maintain the area. Trustee Leopold asked if there were any discussions about adding an entrance from Freeman Road; Director Nordman stated that there would be no access from Freeman Road.

There were no other questions.

A MOTION was made to approve an Ordinance for the (i) a Final Plat of Subdivision (Consolidation); (ii) Amended Special Use Permit for Recreational Vehicle Sales; and (iii) Site Plan Review, including any necessary relief, to accommodate the General RV recreational vehicle dealership expansion.

MOTION: Trustee Hoeft

SECOND: Trustee Kanakaris

AYES: Trustees: Goldman, Hoeft, Kanakaris, Leopold, Piwko and Westberg

NAYS: None

ABSENT: None

The motion carried: 6-0-0

- g) Consideration - An Ordinance Approving a Plat of Easement for Huntley Crossings Phase 2, Plat 1

Director of Development Services Charles Nordman reported that natural gas service is required for the proposed buildings on the outlots within Huntley Crossings, Phase 2, Plat 1. Nicor Gas can serve the lots from the south at Regency Parkway. The existing plat of subdivision does not provide public utility easements compatible with the proposed routing of the gas service lines. The proposed easement will ensure that the installation of the underground gas lines will not interfere with the municipal utility easements within the subdivision by crossing the MUE at right angles.

Before the easement goes into effect, it must be approved by the Village Board, signed by the Village President and recorded with Kane County.

Mayor Sass asked if the Village Board had any comments or questions; there were none.

A MOTION was made to approve an Ordinance Accepting the “Plat of Public Utility Easement Dedication, Huntley Crossings, Phase 2, Plat 1”.

MOTION: Trustee Westberg

SECOND: Trustee Goldman

AYES: Trustees: Goldman, Hoeft, Kanakaris, Leopold, Piwko and Westberg

NAYS: None

ABSENT: None

The motion carried: 6-0-0

- h) Consideration – An Ordinance Approving a Plat of Easement for the Verizon Development, Lot 1, Huntley Crossings Phase 2, Plat 1

Director of Development Services Charles Nordman reported that telephone service is required for the proposed Verizon building on Lot 1 of Huntley Crossings, Phase 2, Plat 1. The nearest utility pedestal location is west of the detention basin. The existing plat of easement does not include public utility easements between the source of the telephone service and Lot 1. The proposed easement will allow for telephone service to be provided to the lot and will also ensure that the installation of the underground cable will not interfere with the function of the stormwater detention basin.

Before the plat of easement goes into effect, it must be approved by the Village Board, signed by the Village President and recorded with Kane County.

Mayor Sass asked if the Village Board had any comments or questions.

Trustee Leopold asked if they were going to have fiber optic; Director Nordman stated that he did not know about fiber optics.

There were no other comments or questions.

A MOTION was made to approve an Ordinance Accepting a Plat of Public Utility Easement Dedication for Lot 1, Huntley Crossings, Phase 2, Plat 1.

MOTION: Trustee Kanakaris

SECOND: Trustee Leopold

AYES: Trustees: Goldman, Hoeft, Kanakaris, Leopold, Piwko and Westberg

NAYS: None

ABSENT: None

The motion carried: 6-0-0

- i) Consideration - A Resolution Authorizing Submittal of a Project Application to the Chicago Metropolitan Agency for Planning (CMAP) for the Development of a Pavement Management Plan

Village Manager David Johnson reported that as part of CMAP's efforts to collect data on all Federal-aid local jurisdiction roads in the CMAP region, a pilot program was established that offers engineering services to municipalities and townships that will either initiate or update a local pavement management system. A pavement management plan can assist the Village in finding the most cost effective way to address pavement needs and achieve pavement condition targets. Municipalities or townships may apply and an engineering firm selected by CMAP will provide the necessary services to complete a pavement management plan (PMP). The PMP will provide the Village an updated document that describes the importance and types of pavement preservation, the current condition of pavement, scenarios evaluating the cost to meet different network level pavement conditions, and develop a capital plan based on the selected pavement condition/spending scenario.

This program will be competitive and is expected to receive more project applications than can be accommodated in the 2018 Program. Each application will be reviewed and selected based upon:

- The ability of the applicant(s) to implement the pavement management plan
- Geographic equity throughout the region
- Need of the applicant(s)

Funding for the program will come from federal transportation planning funds. The Village will not be responsible for any of the costs associated with the development of the PMP. CMAP is also responsible for the contracting.

Staff Analysis

The most recent Village Pavement Management Plan was last updated in 2011. The pavement evaluation was based on visual observation of the pavement with consideration for the pavement age and profile. The pavement evaluation for the CMAP project will use automated pavement condition data collection technology that will be used to develop a comprehensive pavement management report and analysis. The report can then be used as a basis for updating the pavement 5-year capital improvement program. Staff recommends submittal of an application for the CMAP Pavement Management Plan Call for Projects. The submittal deadline is March 2, 2018 with successful applicants

to be notified in June 2018.

The application allows for a multi-jurisdictional effort. Staff reached out to some surrounding communities but for various reasons, they were not applying. CMAP staff confirmed that applying jointly is simply an option and will not either improve or penalize the selection.

Strategic Plan Priority

The 2016-2020 Strategic Plan identifies *Promote Sound Financial Management and Fiscal Sustainability* as a priority, and “explore grant opportunities in each department to offset costs of programs and capital improvements” as an objective.

Financial Impact

The Village will not be responsible for any of the costs associated with the development of the PMP.

Mayor Sass asked if the Village Board had any comments or questions; there were none.

A MOTION was made to approve a Resolution Authorizing Submittal of Project Application to the Chicago Metropolitan Agency for Planning (CMAP) for the Development of a Pavement Management Plan.

MOTION: Trustee Leopold

SECOND: Trustee Piwko

AYES: Trustees: Goldman, Hoeft, Kanakaris, Leopold, Piwko and Westberg

NAYS: None

ABSENT: None

The motion carried: 6-0-0

VILLAGE ATTORNEY’S REPORT: None

VILLAGE MANAGER’S REPORT:

Trustee Piwko reported that it looks like some of the pavement along the new Route 47 Multi-use Path has become gravel; Village Manager Johnson stated that IDOT wanted the path to be semi-permeable so a special pavement was installed. Village Manager Johnson reported that CBBEL is following up with IDOT on this issue.

VILLAGE PRESIDENT’S REPORT:

Mayor Sass reported the next McCOG meeting will be on February 28th.

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 7:42 p.m. to Enter into Executive Session for a) Probable or Imminent Litigation and Pending Litigation and e) Collective Bargaining.

MOTION: Trustee Piwko

SECOND: Trustee Leopold

The Voice Vote noted all ayes and the motion carried.

A MOTION was made to exit Executive Session at 8:07 p.m.

MOTION: Trustee Leopold

SECOND: Trustee Kanakaris

The Voice Vote noted all ayes and the motion carried.

POSSIBLE ACTION ON ANY CLOSED SESSION ITEM: None

ADJOURNMENT:

There being no further items to discuss, a MOTION was made to adjourn the meeting at 8:08 p.m.

MOTION: Trustee Westberg

SECOND: Trustee Piwko

The Voice Vote noted all ayes and the motion carried.

Respectfully submitted,

Barbara Read
Recording Secretary