

**VILLAGE OF HUNTLEY  
VILLAGE BOARD  
April 11, 2019  
MEETING MINUTES**

**CALL TO ORDER:**

A meeting of the Village Board of the Village of Huntley was called to order on Thursday, April 11, 2019 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, 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 Mike Klunk, 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 March 14, 2019 Village Board and March 28, 2019 Village Board Meeting Minutes

Mayor Sass reported that Trustee Kanakaris was absent from the March 28, 2019 Village Board Meeting.

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

**A MOTION was made to approve the March 14, 2019 Village Board Meeting Minutes.**

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

**A MOTION was made to approve the March 28, 2019 Village Board Meeting Minutes.**

**MOTION:** Trustee Leopold  
**SECOND:** Trustee Hoeft  
**AYES:** Trustees: Goldman, Hoeft, Leopold, Piwko and Westberg  
**NAYS:** None  
**ABSENT:** None

**ABSTAIN: Trustee Kanakaris**  
**The motion carried: 5-0-0-1**

- b) Consideration – Approval of the April 11, 2019 Bill List in the amount of \$185,479.51

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

**A MOTION was made to approve the April 11, 2019 Bill List in the amount of \$185,479.51.**

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

- c) Consideration – Huntley Investment Partners, LLC Application to Redevelop the former Huntley Outlet Center, 11800 Factory Shops Boulevard
  - i) Approval of an Ordinance Amending the Village of Huntley Comprehensive Plan, I-90/IL 47 Gateway Subarea Plan to Change the Designation of Property from Mixed Commercial to Light Industrial
  - ii) Approval of an Ordinance Removing Property from the Planned Development District and Rezoning from “C-2 Regional Retail PDD” to “ORI Office/Research/Industrial-Light Manufacturing District”
  - iii) Approval of an Ordinance for a Special Use for Preliminary Planned Unit Development, Including Any Necessary Relief, for a ±60 acre “ORI - Office/Research/Industrial-Light Manufacturing” PUD and Preliminary Plat of Subdivision for Huntley Commercial Center
  - iv) Approval of an Ordinance for a Special Use Permit for Warehousing, Storage, and Distribution within the “ORI – Office/Research/Industrial - Light Manufacturing” District for Lot 1 of the proposed Huntley Commercial Center, 11800 Factory Shops Boulevard
  - v) Approval of an Ordinance for a Special Use Permit for Warehousing, Storage, and Distribution within the “ORI – Office/Research/Industrial - Light Manufacturing” District for Lot 2 of the proposed Huntley Commercial Center, 11800 Factory Shops Boulevard
  - vi) Approval of an Ordinance for a Special Use Permit for Warehousing, Storage, and Distribution within the “ORI-Office/Research/ Industrial - Light Manufacturing” District for Lot 3 of the proposed Huntley Commercial Center, 11800 Factory Shops Boulevard

*Please see the attached transcript from Q & A Reporting Inc. for verbatim statements and comments.*

Director of Development Services Charles Nordman reviewed a Power Point presentation and reported that Huntley Investment Partners, LLC is proposing to redevelop ±60.23 acres of the former Huntley Outlet Center, 11800 Factory Shops Boulevard, with three speculative warehouse/distribution buildings ranging in size from 177,320 to 245,280 square feet. The petitioner is requesting to rezone the site from “C-2 Regional Retail – Planned Development District” to “ORI - Office/Research/Industrial-Light Manufacturing” and special use permits for warehouse, storage and distribution to allow development of

the site in accordance with the proposed preliminary planned unit development (PUD). The proposed plan also requires amending the I-90/IL 47 Gateway Subarea Plan, which is a part of the Village's Comprehensive Plan, to change the Land Use and Development Plan from Mixed Commercial to Light Industrial.

Over the past several years General RV has purchased approximately 14 acres of the former Outlet Center site from Huntley Investment Partners. This includes the RV dealership's expanded storage lot and maintenance building addition that was completed in 2018 on approximately 8 acres and, most recently, an additional 6 acres that is located directly north of the proposed Building 1 (Lot1). General RV has yet to submit plans for the recently acquired 6-acre site.

The proposed plans by Huntley Investment Partners call for subdividing the site into three lots for the development of speculative warehouse/distribution buildings and creating two additional lots dedicated to stormwater management. Access to the site would utilize the existing traffic signal at the former entrance to the Outlet Center. The roadway leading into the development would remain a private road that would be maintained by the developer (similar to Weber Drive to the east). The following table provides a summary of the proposed buildings and breakdown of the anticipated uses:

*Building Use*

	Warehouse/ Distribution	Office	Docks	Total
Building 1 (Lot 1)	166,920 sf	10,400 sf	30 high docks / 2 grade level	177,320 sf
Building 2 (Lot 2)	230,160 sf	15,120 sf	48 high docks / 4 grade level	245,280 sf
Building 3 (Lot 3)	230,160 sf	15,120 sf	48 high docks / 4 grade level	245,280 sf
Total	627,240 sf	40,640 sf	126 high docks / 10 grade level	667,880 sf

The proposed warehouse/distribution buildings located on the east side of the private roadway would include truck dock doors on both the east and west elevations with office space located at the four corners of each building. Building 2 (Lot 2) would have 48 truck dock high doors and 4 grade level doors split evenly between the east and west elevations. Similarly, Building 3 (Lot 3) would also have 48 truck dock high doors and 4 grade level doors split evenly between the east and west elevations. Building 1 (Lot 1) is located west of the private roadway and would have 30 truck dock high doors and 2 grade level doors on only the west elevation of the building. The office spaces would be located on the east elevation, facing the roadway.

The property is also subject to the terms of a March 8, 2018, settlement between the Village and the Petitioner for property maintenance violations related to the former Outlet Center. In accordance with the terms of the agreement, the Petitioner is required to remove and dispose of off-site the following:

- All remaining parking lot asphalt
- All concrete (curb, gutter, sidewalk)
- All parking lot lighting pedestals
- All street/parking lot posts and parking lot signage
- All debris and garbage accumulated on the site

STAFF ANALYSIS

*Amendment of the Comprehensive Plan, I-90/IL 47 Gateway Subarea Plan*

The ±60.23 acre site is included as part of the I-90/IL 47 Gateway Subarea Plan that was approved by the Village Board on December 21, 2017. The plan identifies the future land use for the property as Mixed Commercial. The Mixed Commercial designation states the area should target a mix of commercial development that serves as a regional draw, such as general retailers, sporting goods stores, restaurant, and service uses.

The petitioner is requesting to amend the I-90/IL 47 Gateway Subarea Plan to designate the subject site as Light Industrial. Per the plan, appropriate land use activities within Light Industrial Areas include:

- Light manufacturing and mass production of specific types of goods
- Warehousing, shipping and distribution facilities that provide for the storage, shipping, and coordination of materials and goods, including finished products from local manufacturing (excluding cross-dock operations)
- Corporate/general offices, including larger campuses

*Removal from the Planned Development District and Rezoning*

The ±60.23 acre site is currently located within the Planned Development District and is zoned C-2 Regional Retail. The Planned Development District was created as a result of the Prime Group Annexation Agreement in 1992 which annexed property that is now Sun City, the Village Green retail center (Jewel), the Automall, Huntley Corporate Park, and also the former Huntley Outlet Center. The Planned Development District established zoning districts and development regulations that were not in the Village's Zoning Ordinance at that time.

The annexation agreement expired in 2012; however, the Planned Development District and the zoning districts and regulations which were created by the annexation agreement were previously incorporated into the Village's Zoning Ordinance. The ORI zoning district is not included within the Planned Development District, which necessitates the need to remove the subject site from the Planned Development District to allow for rezoning from C-2 to ORI-Office/Research/Industrial-Light Manufacturing.

The proposed rezoning to ORI would allow the proposed warehouse/distribution upon approval of the requested special use permits. The existing C-2 zoning is intended for retail development and does not allow warehouse/distribution as a permitted or special use. As stated in the Zoning Ordinance, the ORI district is intended to provide for the development of office, research, and light manufacturing uses in high visibility locations adjacent to, and in close proximity to, major thoroughfares. Development in the district shall be characterized by an absence of nuisances in a clean and aesthetically attractive setting. The district shall permit light manufacturing operations which, by nature of the product, or magnitude of production, would be compatible with research, professional or business offices. Commercial uses shall be limited to those which are primarily oriented towards servicing those businesses located within the ORI district.

The following provides a comparison of the permitted and special uses in the C-2 and ORI zoning districts.

C-2 Regional Retail District

*Permitted Uses:*

FARMING - Nursery, Wayside stands

AGRICULTURAL BUSINESS - Feed and grain sales, Greenhouse (commercial), Seasonal sale of local farm products, Veterinary clinic

AUTOMOTIVE - Agricultural implement sales and service, Ambulance service and garage, Automotive rental, Automobile sales (showroom)/used car sales component, Boat sales, Motorcycle showroom and service, Truck sales (new)

COMMERCIAL RECREATION - Baseball field & batting cages, Billiard parlor, Boat launching ramp and/or marina (for non-motorized or less than 10 h.p. craft), Boat rental and storage, Bowling alley, Game room, Golf course and driving range, Health club or gymnasium, Indoor rifle/pistol shooting range, Miniature golf, Motion picture theater, Park, Rink (roller, skating or skateboard), Soccer field, Swimming pool (indoor, private club), Tennis/Racquetball club (private), Theater (enclosed),

COMMERCIAL SERVICE - Advertising agency, Appliance service only, Blueprint (incl'g. photostat and copy shop), Business machine repair, Exterminating and fumigating, Furniture repair and refurbishing, Newspaper or publisher, Office equipment & supplier sale, Radio and television studio (w/o tower), Real estate office, Stenographic service

CONSTRUCTION - Electrical equip. sales/fixtures, Plumbing supplies & fixture sale, Pump sales

EDUCATION - Art, charm, dancing, dramatic/music schools, College, university or junior college, Commercial or trade school (other school offer training), School for mentally or physically handicapped

FINANCIAL - Bank, Credit union, Savings and loan association - *excluding drive-through establishments*

FOOD SERVICE - Carry-out food service, Catering service, Drive-thru food service, Ice cream shop, Restaurant, Soft drink stand

HEALTH CARE - Medical laboratory, Professional doctor office or clinic

INDUSTRIAL SERVICE - Mirror & glass supply & refinish, Upholstery shop

OFFICE - Bookkeeping service, Corporate headquarters, Detective agency, Employment office, Engineering office, Income tax service, Insurance office/agency, Professional offices (also see: Public uses – HEALTH CARE), Office for executive or administrative purposes, Public accountant, Stockbroker, Ticket office, Title company, Travel agency, Utility office

PERSONAL SERVICES - Barber shop, Beauty shop, Catalog sales office, Clothes (pressing and repair), Day spa, Dressmaker or seamstress, Funeral home (mortuary), Hotel/Motel, Laundry, cleaning & dying-retail, Locksmith, Photography, Reading room, Shoe and hat repair, Tailor, Taxidermist, Weaving & mending (custom)

RETAIL - Antique sales, Appliance sales, Art gallery-art studio sales, Art supply store, Auto accessory store, Bakery, Bicycle shop, Bookstore, Camera shop, Cigar, cigarette & tobacco store, Clothing store, Craft studio, Department store, Drug store, Fish market-retail, Floor covering sales, Florist sales, Fruit & vegetable market—retail, Furniture sales (new), Gift shop, Grocery shop (convenience center), Grocery store (retail), Hardware store (retail), Health food store, Hearing aid store, Household furnishings shop, Jewelry (retail), Leather goods, Liquor store, Magazine & newsstand, Meat market, Music, instrument & record store, Paint & wallpaper store, Pet shop, Picture frame shop, Souvenir (curio shop), Sporting goods, Stationery store, Swimming pool & assoc. fixtures, Toy store, Typewriter sales, Upholstery shop, Watch, clock (sales & repair)

PUBLIC FACILITIES - Armory, Government offices & services, Library, Museum

PUBLIC RECREATION - Sports arena, Stadium

TRANSPORTATION - Heliport

*Special Uses:*

FARMING - Grass or sod farm, Orchard

AGRICULTURAL BUSINESS - Dairy farm, Kennel/boarding, Stable (boarding, livery or private)

AUTOMOTIVE - Automotive car wash and/or detailing, Automobile repair (major or minor), Auto Sales (used), Garage (bus or truck), Gasoline service station/Gasoline station, Mobile home sales, Outside storage of vehicles, Recreational vehicles sales/service, Taxicab garage, Trailer rental, Truck rental, Truck repair, Truck sales (used)

COMMERCIAL RECREATION - Amusement park, Club (indoor or outdoor, private), Dance hall, Rod and gun club, Theater (Drive-in)

COMMERCIAL SERVICES - Outdoor sales and service, Mini-storage/Mini-warehouse

EDUCATION - Church or church school, High school & grade school (K-12)

FINANCIAL - Currency exchange, Drive through establishment, Personal loan agency

FOOD SERVICE - Drive-in food service, Frozen food locker, Tavern, Nightclub/discotheque

HEALTH CARE - Child care (center), Hospital (communicable disease, general) and Treatment Center for alcoholism, drug addiction and similar affliction, Mental health clinic, Mental Hospital, Nursing/Sheltered care home

PERSONAL SERVICES - Interior decorating studio

RETAIL SALES - Furniture sales (used), Outdoor sales & service, Secondhand store

PUBLIC FACILITIES - Post office

PUBLIC RECREATION - Community center

PUBLIC UTILITIES - Public utility transmitting tower, Sub-station, Water storage tank

RELIGIOUS - Church or other place of worship, Rectory

SPECIAL USE DISTRICTS - Mining (Extraction of Earth Products)

TRANSPORTATION - Parking area (public), Parking garage (public)

ORI - Office/Research/Industrial-Light Manufacturing District

*Permitted Uses:*

(1) Offices

(a) Call Centers

(b) Administrative, business, professional, governmental and medical

(c) Data processing and computer center, including service and maintenance

(d) Newspaper or publisher

(2) Institutional and Educational Uses

(a) College, university or junior college

(b) Conference centers

(c) Medical Laboratories

(d) Philanthropic and charitable institutions

(e) Schools - business, corporate training, data processing or electronics.

(f) Schools (art, dancing, dramatic, music)

(3) Commercial/Retail Uses

(a) Office equipment & supplier sale

(b) Radio and television studio (w/o tower)

(c) Floor covering sales

(d) Furniture sales (new)

(e) Hotel

(f) Microbrewery, winery

(4) Research/Industrial-Light Manufacturing uses:

(a) Food processing and handling

(b) Laboratories, offices and other facilities for research testing, data analysis and development

- (c) Light manufacturing
- (d) Printing and publishing
- (e) Product research and development

*Special Uses:*

- (1) Commercial/Retail Uses
  - (a) Depository and non-depository credit institutions and banks
  - (b) Gas/service stations (not including truck stop)
  - (c) Restaurants, including alcohol sales and service, excluding drive-in or drive-through service
- (2) Office/Industrial-Light Manufacturing Uses:
  - (a) Data Center
  - (b) Day Care Center
  - (c) Heliports
  - (d) Hospitals
  - (e) Planned Unit Developments in accordance with the applicable provisions of the Zoning Ordinance
  - (f) Storage and distribution of bulk commodities
  - (g) Warehousing, storage and distribution
- (3) Retail -Commercial Recreation Uses
  - (a) Amusement and family entertainment establishments, outdoor
  - (b) Aquatic parks
  - (c) Stadiums (outdoor and enclosed)

*Special Use for Preliminary Planned Unit Development*

The purpose of a Special Use for a Planned Unit Development is to encourage imaginative design of coordinated land uses and to provide relief from the subdivision and zoning district requirements which are designed for conventional developments, but which may inhibit innovation and cause undue hardship with regard to the use of parcels which present technical development problems.

When reviewing a Preliminary Planned Unit Development, the Village Board shall review and evaluate the Preliminary PUD in terms of whether the proposal:

- i. Is compatible with the Village of Huntley Comprehensive Plan and community goals.
- ii. Promotes high standards in design, site planning and construction.
- iii. Provides a safe and desirable living environment.
- iv. Preserves natural features of the site.
- v. Provides adequate open space for recreation and other community purposes.
- vi. Represents a creative approach in land development.
- vii. The design is compatible with adjacent properties and neighborhood.

The following information provides a summary of key elements of the proposed Preliminary Planned Unit Development.

*Traffic*

The petitioner has provided a Traffic Impact Study for the proposed development which includes the three proposed warehouse/distribution buildings and assumes that the six acres acquired by General RV is developed as approximately 45,000 square feet of retail. As previously noted, access to the warehouse/distribution development for both trucks and passenger vehicles will be served by the existing signalized access roadway currently known as Factory Shops Boulevard. The study also assumes the six acre General RV site will use this route as the primary access upon development.

The following is a summary of the study's findings:

- Truck traffic will primarily be orientated to/from the west via IL 47 and the full interchange at I-90.
- The proposed warehouse/distribution development and the assumed retail development of the General RV parcel will generate less traffic on a weekday daily and peak hour basis compared to the former Outlet Center operating at full capacity.
- The existing improvements to Freeman Road will continue to be adequate to accommodate the proposed development. Therefore, no traffic control or roadway improvements are recommended along the Freeman Road corridor in conjunction with the development.
- The improvements to the IL 47 corridor and its interchange with I-90 do not require any further traffic control or roadway improvements in conjunction with the proposed development of the former Outlet Center.

*Required Parking*

The proposed site plan is based on 9-foot wide parking stalls and provides a total of 708 parking spaces between the three warehouse/distribution sites. Condition of Approval No. 14 requires all parking stalls to be widened to 10 feet; however, the Petitioner has requested to maintain the width at 9 feet. If increased to 10 feet, this would result in an approximate 10% reduction in the number of parking spaces. Assuming this reduction, the site would provide 637 parking spaces, which still exceeds the required parking. The following table provides a comparison of the required and proposed parking on each of the three sites, including a column assuming a 10% reduction in the number of spaces:

	Square Feet	Required Parking	Proposed Parking 9' Wide Stalls	Proposed Parking 10' Wide Stalls
<b>BUILDING 1</b>				
Warehouse/Distribution	166,920 sf	83	-	-
Office	10,400 sf	42	-	-
<b>TOTAL</b>	<b>177,320 sf</b>	<b>125</b>	<b>204*</b>	<b>184*</b>
<b>BUILDING 2</b>				
Warehouse/Distribution	230,160 sf	115	-	
Office	15,120 sf	60	-	
<b>TOTAL</b>	<b>245,280 sf</b>	<b>175</b>	<b>175*</b>	<b>157*</b>
<b>BUILDING 3</b>				
Warehouse/Distribution	230,160 sf	115	-	
Office	15,120 sf	60	-	
<b>TOTAL</b>	<b>245,280 sf</b>	<b>175</b>	<b>329*</b>	<b>296*</b>
<b>SITE TOTAL</b>		<b>475</b>	<b>708*</b>	<b>637*</b>

\*If desirable when considering the Final Planned Unit Development or Final Site Plan for each individual building, whichever may be applicable, Staff notes that the landbanking of parking may be an option for the Plan Commission and Village Board to consider as a means of decreasing the amount of impervious surface on the site.

Additionally, Building 2 provides 50 truck trailer parking stalls and Building 3 provides 40 truck trailer parking stalls. All truck trailer parking stalls will be located along the eastern edge of the site.

*Building Elevations*

The petitioner has provided preliminary elevations and renderings for the proposed warehouse/distribution buildings. Final elevations will need to be provided for each lot at the time of

Final Planned Unit Development. The preliminary elevations propose to use precast concrete panels as the primary building material with metal panel accents and vision and spandrel glass around the office portions of the buildings.

Further details on the proposed building materials and colors shall be required at the time of Final Planned Unit Development in accordance with the applicable conditions of approval for the Preliminary Planned Unit Development.

### *Landscaping*

The preliminary landscape plan included with the Petitioner's request proposes to add landscaping along the Freeman Road frontage and clusters of shade trees and evergreen trees along I-90. The truck docks facing the private roadway will be screened with a row of evergreen trees and shade trees. Staff is recommending the width of the landscape buffer between the roadway and loading docks be increased to improve screening and the likelihood that plant materials within the buffer will survive. While the site plan indicates that the landscape buffer is 15 feet in width, the required parking setback requirement for the ORI district is 25 feet. Staff has worked with the petitioner to increase the buffer to 20 feet, which is one of the required conditions of approval and will be reflected on the Final PUD. The reduction to 20 feet will require relief from the setback requirement.

Additional details, including foundation plantings and identification of size and species of all plant material on the plan, shall be required with the Final PUD application for each of the development sites.

### *Signage*

The petitioner has provided proposed locations for development ground signs; however, designs for each sign have not been finalized. The petitioner has chosen not to present sign elevations with the Preliminary Planned Unit Development. A comprehensive sign plan, including detailed elevations, shall be required at the time of Final Planned Unit Development. One of the conditions of approval requires removal of the former Huntley Outlet Center sign along I-90 within 90 days after the issuance of the first building permit for the property.

### *Requested Relief*

As part of the application for Preliminary Planned Unit Development, the petitioner has requested relief to increase the maximum building height in the ORI district from 45 feet to 49 feet. The petitioner explains the increase of four feet will allow higher parapet walls to provide screening of the rooftop mechanical equipment.

As noted previously, relief is also required to reduce the required parking setback requirement of 25 feet for the width of the landscape buffer between the private roadway and the loading docks to 20 feet.

No other relief has been requested as part of the Preliminary Planned Unit Development.

### *Preliminary Plat of Subdivision*

The proposed preliminary plat of subdivision will create the three lots necessary for the three warehouse/distribution buildings. The plat also creates an Outlot C for the private roadway that will provide access to the three lots and to the six acres purchased by General RV. Additionally, a cross access and parking easement is provided between Lots 2 and 3 to allow trucks to access the docks on the east elevation of the buildings via the northernmost driveway on Lot 2. The easement also accommodates shared access to the parking lot located between Lots 2 and 3.

The proposed preliminary plat of subdivision consists of the following lots:

	Min. Lot Area Allowed	Proposed Lot Area	Min. Lot Width Allowed	Proposed Lot Width
Lot 1	60,000 sf (1.38 ac.)	505,649 sf (11.61 ac.)	160	1,039.29 ft.
Lot 2	60,000 sf (1.38 ac.)	584,041 sf (13.41 ac.)	160	886.26 ft.
Lot 3	60,000 sf (1.38 ac.)	788,285 sf (18.10 ac.)	160	661.19 ft.
Detention Lot 1	NA	125,934 sf (2.89 ac.)	NA	NA
Detention Lot 2	NA	521,829 sf (11.98 ac.)	NA	NA
Outlot C (Access Road)	NA	115,202 sf (2.64 ac.)	NA	NA
ORI District	30 acres	60.63 acres	NA	Na

All proposed lots conform to the 1.38 acre (60,000 square feet) minimum lot area and 160 feet minimum lot width required for the ORI zoning district. Lots 1-3 do not front on a publicly dedicated street as required by the Subdivision Ordinance; however, each lot will front Outlot C, which is a private roadway to be maintained by the future property owner's association.

*Special Use Permits for Warehousing, Storage and Distribution*

The ORI zoning district requires the approval of a special use permit for warehouse/distribution. The petitioner is requesting special use permits for warehousing, storage and distribution for the three buildings proposed on the ±60.23 acre site. The petitioner is proposing to construct speculative buildings on the property, so there are not specific users/businesses identified as part of the special use permits. The petitioner is requesting the special use permits be granted for the benefit of the subject property and not limited to the owner or operator (tenant) of the land.

The petitioner has stated the speculative buildings are “consistent with the market for light industrial and warehouse-distribution buildings”. They further state that “owners and lessees of these types of buildings customarily change a number of times over the useful life of the building” and that “limitation on further transfer of property is only reasonable when the special use can have significant impacts on surrounding properties, such as gravel pits, landfills and the like.”

The Zoning Ordinance requires that a special use permit be deemed to relate to, and be for the benefit of, the current owner or operator of the use or lot in question rather than to the lot itself, except when otherwise provided by ordinance. For the reasons stated above, the petitioner has requested the Village to approve ordinances granting special use permits for Lots 1, 2, and 3 for the benefit of the subject property and not limited to the owner or operator (tenant).

The Village Board has the discretion to approve, or not approve, special use permits for warehousing, storage and distribution for one, two, or all three lots of the proposed Huntley Commercial Center. Individual ordinances for each lot are presented for Village Board consideration.

*Standards for Special Uses*

Special uses are those having some special impact or uniqueness that require careful review of their location, design, configuration and special impact to determine, against fixed standards, the desirability of permitting their establishment on any given site. They are uses that may or may not be appropriate in

a particular location depending on a weighing, in each case, of the public need and benefit against the local impact and effect.

When reviewing a Special Use Permit for warehousing, storage and distribution, the Village Board must consider the standards identified in Section 156.068(E) of the Zoning Ordinance. No Special Use Permit shall be recommended or granted pursuant to Section 156.068(E) unless the applicant establishes the following (*The petitioner's responses to the standards are provided as an exhibit to this report*):

- (a) *Code and Plan Purposes.* The proposed use and development will be in harmony with the general and specific purposes for which this Code was enacted and for which the regulations of the district in question were established and with the general purpose and intent of the Official Comprehensive Plan.
- (b) *No Undue Adverse Impact.* The proposed use, drainage and development will not have a substantial or undue adverse effect upon adjacent property, the character of the area or the public health, safety and general welfare.
- (c) *No Undue Interference with Surrounding Development.* The proposed use and development will be constructed, arranged and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable district regulations.
- (d) *Adequate Public Facilities.* The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities (water consumption and waste generation), drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools, or the applicant will provide adequately for such services.
- (e) *No Undue Traffic Congestion.* The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets.
- (f) *No Undue Destruction of Significant Features.* The proposed use and development will not result in the destruction, loss or damage of natural, scenic and historic feature of significant importance.
- (g) *Compliance with Standards.* The proposed use and development complies with all additional standards imposed on it by the particular provision of this Code authorizing such use.

In determining whether the applicant's evidence establishes that the foregoing standards have been met, the Village Board shall consider:

- (1) **Public Benefit.** Whether, and to what extent, the proposed use and development at the particular location requested is necessary or desirable to provide a service or a facility that is in the interest of the public convenience or that will contribute to the general welfare of the neighborhood or community. Additional facts to consider are those of job creation and aesthetics and enhancement of the Village's reputation; and
- (2) **Mitigation of Adverse Impacts.** Whether, and to what extent, all steps possible have been taken to minimize any adverse effects of the proposed use and development on the immediate vicinity through building design, site design, landscaping and screening.

#### Village Board Conceptual Review

On August 23, 2018, the Village Board conceptually reviewed the proposed site plan and preliminary building elevations for the redevelopment of the subject site. The minutes from the August 23<sup>rd</sup> Village Board meeting have been provided as an attachment to this report. Based upon the discussion at this meeting, the petitioner moved forward with the formal development application for the property.

#### Plan Commission Recommendation

The Plan Commission opened a public hearing on February 25, 2019, and closed the public hearing on March 11, 2019, to review the petition by Huntley Investment Partners, LLC. No members of the public provided testimony regarding the requested actions. The only testimony offered in support of the petition was provided by the Petitioner and their consultants. Following discussion, the Plan Commission recommended approval of each of the requested actions by a vote of 4:3. The recommendation for the Preliminary Planned Unit Development was subject to 55 conditions for which the Petitioner offered various objections, and requested modifications and deletions. The Plan Commission advised the Petitioner to work with Village Staff to review and revise the conditions, if necessary, with the Village Board having the final determination as to the final conditions of approval.

Following the March 11<sup>th</sup> Plan Commission meeting Village Staff met with the Petitioner to review and revise the conditions for Village Board consideration. The following 50 conditions are mutually acceptable to both Village Staff and the Petitioner, with the exception of Condition No. 14, as the Petitioner has requested that the Village Board eliminate this condition requiring that all parking stalls measure no less than 10 feet in width:

#### Site Development

1. The Village of Huntley will require adherence to Illinois drainage law and best management practices for storm water management. Huntley Investment Partners, LLC (the "Applicant") and assignees and successors are responsible for not increasing the rate of storm water runoff over the runoff estimated from the Final Planned Unit Development and will be required, to the extent practicable, to minimize any increase in runoff volume through "retention" and design of multi stage outlet structures.
2. No stockpiling of excess materials, including soil/dirt, shall be permitted for longer than fifteen (15) months from the time a building permit is issued. An engineer's estimate of probable cost shall be provided for the removal of any stockpile and a cash compliance bond in the amount of the estimate shall be submitted to the Village at the time of building permit application. Upon removal of any stockpile, the subject property shall be properly graded and seeded.
3. In preparation for mass grading, the Petitioner shall remove all of the debris (asphalt, concrete curb, gutter, sidewalk, street/parking lot lighting posts and pedestals, and parking lot signage and garbage accumulated on the site) by the July 31, 2019 date required by the March 8, 2018 Settlement Agreement. Mass grading of the entire ±60.23 acre site shall commence within six (6) months of the Village Board adopting an ordinance approving the Final Planned Unit Development and Final Plat of Subdivision for the subject property. Mass grading shall be completed within twelve (12) months of the issuance of the first building permit.
4. The Applicant, assignees, or successors shall obtain a building permit and commence construction on at least one (1) building within twelve (12) months of the Village Board adopting an ordinance approving the Final Planned Unit Development and Final Plat of Subdivision for the subject property.
5. The former Huntley Outlet Center ground sign located along I-90 shall be removed within 90 days after the issuance of the first building permit for the ±60.23 acre site. Thereafter, the Village shall approve temporary marketing signs on the subject property, not to exceed 300 SF of surface area.
6. A structural analysis of the existing bridge on the private access road (Outlot C) shall be provided with the submittal of the application for Final Planned Unit Development.
7. The Applicant, assignees, or successors shall design and install all future water service to provide required flow and capacity to accommodate proposed end users and to not unreasonably impact the Village's water supply and distribution system.

8. The Applicant, assignees, or successors shall design and install a sanitary sewer system required to service future flows and volumes to accommodate proposed end users and to not unreasonably impact the Village's waste water system.

#### Parking/Storage

9. The fifty (50) tractor trailer parking spaces located east of Building 2 (Lot 2) and the forty (40) tractor truck trailer parking spaces located east of Building 3 (Lot 3) shall be for the benefit of the tenants occupying the respective buildings. Said tractor trailer parking spaces shall not be leased to an off-premise business by the owner or tenant of the respective buildings.
10. The outdoor storage of shipping/cargo containers shall be prohibited on all lots.
11. Tractor trailer parking shall only be permitted in designated spaces located east of Buildings 2 (Lot 2) and Building 3 (Lot 3). In addition, tractor trailers may be parked in loading bays and at drive-in door bays.
12. No parking shall be allowed on the private access drive (Outlot C).
13. The number of truck docks on the subject property shall not exceed 136, including both high dock doors and grade level doors.
14. Parking stalls shall measure no less than ten (10) feet in width and nineteen (19) feet in depth.
15. No loading or unloading activity is permitted to take place from the private access drive (Outlot C).
16. The northernmost driveway on Lot 2 shall serve as primary access for the trucks docks on the east elevations of Buildings 2 and 3. Said driveway shall not provide access to the parking lot north of Building 2. All other access points to the truck docks on the east elevations of Buildings 2 and 3 shall be restricted to emergency vehicles only by the use of grasscrete and/or gates. Said restrictions shall be identified on the Preliminary and Final Planned Unit Development and appropriate signage shall be included with the application submitted for the Final Planned Unit Development.

#### Traffic

17. The Applicant, assignees, and successors agree to reimburse the Village 100% of the annual cost for the traffic signal at Freeman Road and private access road (Outlot C). Costs shall include maintenance, repair, and replacement of the traffic signals.
18. Signage shall be installed prior to the first certificate of occupancy to direct tractor trailer traffic to turn west on Freeman Road unless they are doing business with a facility on Weber Drive.

#### Architecture

19. Building elevations visible from I-90 and Freeman Road shall be articulated by changes in exterior building materials, color, decorative accents and/or articulated features, shall be submitted with the application for Final Planned Unit Development, and shall be reviewed and approved by the Village Board with the ordinance approving the Final Planned Unit Development.
20. The southwest corner of Building 1 (Lot 1) shall be improved with additional architectural details to appear similar in character to the areas of the building designed for offices. Such architectural details shall be reviewed and approved by the Village Board at the time of Final Planned Unit Development.
21. Loading doors, service docks, and truck courts shall be screened from I-90 and Freeman Road so they are substantially not visible from traffic on I-90 and Freeman Road. Proposed screening shall be reviewed and approved by the Village Board at the time of Final Planned Unit Development.

22. Ground-mounted equipment, including but not limited to mechanical equipment, electrical equipment, emergency generators, boilers, storage tanks, risers, and electrical conduits, but specifically excluding electrical transformers, shall be screened so as not to be visible from off-site public viewing areas or from adjacent public roads. Screening may be accomplished with walls, fences and/or landscape elements. Proposed screening shall be reviewed and submitted with the application for Final Planned Unit Development and shall be approved by the Village Board with the ordinance approving the Final Planned Unit Development.
23. The building elevations to be submitted with the application for Final Planned Unit Development shall be in substantial conformance with the elevations approved as part of the Preliminary Planned Unit Development except as modified by the above conditions.
24. Wall-mounted items, such as roof ladders or electrical panels, shall not be located on the building façade facing adjacent public or private roads when alternative locations are practical and safe. Wall-mounted items should be screened or incorporated into the architectural elements of the building so as not to be visually apparent from public streets, the private access road, or other public areas within or adjacent to development.
25. Rooftop equipment, including but not limited to mechanical equipment, electrical equipment, storage tanks, cellular telephone facilities, satellite dishes, skylights, vents, exhaust fans, hatches, and mechanical ducts, but excluding solar panels, shall be screened so as not to be visible from public roads, the private access road, or visitor parking areas on-site.
26. Rooftop screens shall be integrated into the architecture of the main building.
27. All outdoor refuse containers shall be screened within a permanent, durable enclosure and should be oriented so they are not easily visible from public roads or other public viewing areas.
28. The design of trash enclosures shall reflect the architectural style of adjacent buildings and use similar, high-quality materials.
29. Low intensity, energy-conserving night lighting is preferred, such as fixtures equipped with light emitting diodes (LED).
30. All lighting fixtures shall be from the same – or complementary – family of fixtures with respect to design, materials, fixture color, and light color.
31. Lights shall be recessed, or otherwise designed to reduce the problems associated with damage and replacement of fixtures.
32. Neon and similar types of lighting are prohibited in all areas within the development.
33. Architectural accent lighting, including up and/or down lighting via the use of the recessed fixtures, shall be included on plans submitted for Final Planned Unit Development.

#### Landscaping

34. The landscape buffer located between the private access road (Outlot C) and the truck docks on Lots 2 and 3 shall be increased to measure no less than 20 feet in width.
35. An evaluation of the health and maintenance of the existing wetlands and ponds on Detention Lot 1 and 2 shall be submitted with the application for the Final Planned Unit Development. A plan, based upon the findings of the evaluation, shall also be provided at the time of Final Planned Unit Development.
36. The Applicant or property owner's association shall timely replace any dead or dying landscape material on the subject property and will maintain landscape tree buffer along the creek within the subject property.
37. Any proposed fencing on the site shall be decorative in design. The use of chain link fencing shall be prohibited.
38. The proposed landscaping adjacent to the tollway right-of-way shall include a manicured lawn in addition to proposed shade trees, evergreen trees, and ornamental trees and shall be incorporated into the landscape plan submitted with the application for Final Planned Unit Development to be

approved by the Village Board with the ordinance approving the Final Planned Unit Development.

#### General

39. All public improvements and site development must occur in full compliance with all applicable Village Municipal Services (Engineering, Public Works, Planning and Building) site design standards, practices and permit requirements.
40. The Applicant, assignees, or successors shall grant the Village a sign and access easement adjacent to I-90 on the Final Plat of subdivision.
41. In support of Section 4 of the Village's I-90/IL 47 Gateway Subarea Plan, the Applicant agrees to contribute \$150,000 to the construction of a gateway feature prior to execution of the first Final Plat of Subdivision. The Village reserves the right to use the contribution at a location of its choice within the boundaries of the Gateway Subarea Plan and not necessarily on the Applicant's property.
42. The preliminary plat approval shall be effective for a maximum period of 12 months following the Village Board adopting an ordinance approving the preliminary plat unless, upon application of the developer, the Village Board grants an extension.
43. Final architecture, signage, and landscaping shall be submitted with the Final Planned Unit Development and shall be acceptable to the Village Board.
44. No building permits are approved as part of this submittal.
45. No sign permits are approved as part of this submittal.
46. Owner's association documents shall be submitted with the application for Final Planned Unit Development and shall be acceptable to the Village Board.
47. The Applicant, assignees, successors agree to provide the Village with a comprehensive maintenance plan for the site which at a minimum will include the responsibility to maintain all the storm water systems, including storm drains and water quality basins, all private drives, private water and sewer line and the plan is subject to Village Board approval.
48. A backup Special Services Area (SSA) shall be established at the time of first subdivision approval. The backup SSA shall be established to ensure:
  - (1) Maintenance, restoration, landscaping, repair, replanting and reseeding of open space, common areas, landscaped areas, and natural areas, all in accordance with best management practices;
  - (2) Maintenance, restoration, and repair of compensatory storage areas, detention areas, drainage ways and facilities, storm water drainage ways and areas, retaining walls, floodplains, and bioswales, on the subject property including but not limited to maintenance of landscaping, including grass and shrub trimming, tree plantings, fertilizing and dead material replacement, and removal of debris, obstructions or other impediments;
  - (3) Maintenance, restoration, repair, and reconstruction of the private access roadway;
  - (4) Maintenance, repair, and replacement of traffic signals; and
  - (5) Professionals', contractors' and consultant's fees and costs associated with the provision of the special services described above.
49. The Applicant, assignees and successors shall defend, indemnify, and hold harmless the Village or any of its boards, commissions, agents, attorneys, officers, and employees from any claim, action or proceeding against the Village, its boards, commissions, agents, officers or employees to attack, set aside, void, or annul, the approval of Village entitlements. The Village shall promptly notify the applicant of any such claim, action or proceeding. The Village shall have the option of controlling its defense. Nothing contained in this condition shall prohibit the Village

from participating in a defense of any claim, action, or proceeding if the Village bears its own attorney's fees and costs, and the Village defends the action in good faith.

50. The Applicant, assignees, and successors and all of its mortgagees shall certify in writing its acknowledgement that the conditions set forth above are integral to the Village's approval of the planned unit development and their acceptance and agreement to abide by the conditions set forth above. The Applicant, assignees, and successors consent at their expense to authorize the Village to record said acknowledgment and conditions against the Subject Property.

### Legal Analysis

The Village's Special Counsel has reviewed the draft ordinances, including the conditions of approval.

Director Nordman reported that representatives from the petitioner were in attendance to answer questions.

Mayor Sass asked if the petitioner would like to make a statement.

*Please see the attached transcript from Q & A Reporting Inc. for verbatim statements and comments.*

Gerald P. Callaghan, Attorney from O'Donnell, Callaghan & Haddad, LLC introduced himself as well as Michael Reschke, CEO Prime Group, Inc.

Attorney Callaghan stated that the 9-foot wide parking spaces would allow for more employee parking. Attorney Callaghan also stated that they are requesting the Special Use run with the land and not the current ownership as over its lifetime, the property and or buildings could have several other owners. He also asked for approval of all three lots as it would assist in the financing so they could develop the whole site at one time.

Mr. Reschke stated that the 9-foot wide parking stall issue is an issue but not a major issue and stated that the current trend is 8.6 feet to 9 feet; and noted that 10-foot wide parking stalls would be more appropriate for commercial sites.

Trustee Hoeft commented on the history of the property under Mr. Reschke and the nearby existing businesses. Trustee Hoeft stated that he was in favor of the project and stated that he has seen some of the other projects that the petitioner has completed and they are top quality and top notch. Trustee Hoeft stated that the only thing that he disagreed with (and stated that he will show a picture of) is that the previous night he was in a parking lot in his pickup truck and there was a lady parked between his vehicle and another regular sized pickup up truck and she could not get in to her vehicle so he would be in favor of the 10-foot wide parking stalls and stated that he had no problems with everything else they were proposing.

Mr. Reschke thanked Trustee Hoeft for his comments and stated that the parking stall width is not a major issue and that if in the future if they got a high employee quantity business that they would probably come back to the Village and request a variance.

Trustee Piwko asked if they had any potential tenants lined up. Mr. Reschke stated that they are speaking with a possible tenant but nothing certain. Trustee Piwko read a statement regarding what the possible future of the southern end of our village will look. Trustee Piwko shared a situation in another nearby town with a 60,000 sq. ft. building having only 4 employees at that location and noted that the Village is looking for more employment. Trustee Piwko noted that if approved, the Village would not

be able to market the area for destination venues and follow the requests of Huntley residents. Trustee Piwko also noted property taxes and the EAV and also noted that no taxes will go to D158 as the property is located in District 300 boundaries.

Trustee Goldman stated that she attended the Plan Commission hearing on this proposal and knows that it is the job of the Village Board to find the best use of the property and to support the requests of the residents. Trustee Goldman stated that she must consider what the Village will get or lose with a Special Use. Trustee Goldman stated that she might support the project should the developer only build one building to see how it is received. Trustee Goldman stated that she must consider what is right for everyone.

Mr. Reschke stated that a Special Use Permit for warehousing/distribution is unique to Huntley and that other Villages include manufacturing as part of ORI zoning. Mr. Reschke also stated that if only one building out of three were approved, the zoning would only apply to one-third of their property. Mr. Reschke stated that it will be a beautiful business park and also noted that he will have to pledge the land as collateral to the bank for financing.

Trustee Leopold outlined six arguments of fact against the project as presented:

1. In 2017, the Village of Huntley Staff and Board of Trustees engaged the professional services of Houseal Lavigne Associates to help us develop a plan for the I90/Rt 47 interchange area. It resulted in the Gateway Plan which was adopted by the Board. It was quite broad in that it considered the Huntley Comprehensive Plan, the Strategic Plan, the Transportation Plan, the Downtown Plan, Commercial Design Guidelines, and the Kane County Plan. The result was that we should keep the area for commercial use. We are now asked to change the plan and create six (6) new ordinances to accommodate the petitioner.
2. The proposed use is simply not the highest and best use.
3. The property tax revenue would be less than the current designated use.
4. There would be no sales tax revenue.
5. There would be virtually no measurable impact on economics from job creation. Were the area developed as commercial, one could reasonably expect several hundred jobs. Using a number of 50 jobs created from this project, if every one of them spent \$10 a day for lunch and another \$500 a month for other goods and services it would be approximately \$31,000 which is 1/100 of a percent of our annual budget. Even if the amount doubled there would still be a negligible impact.
6. As village officials, we are charged with governing in the best interests of our residents and businesses and to look for ways to improve the quality of life for all. With the reduction of revenue from this project, the burden of providing village services would be shifted to the residents and the increased volume of truck traffic would add to congestion and increased road maintenance.

Mr. Reschke stated that real estate taxes will be around \$1.50-\$2.00 per sq. ft. He also stated that they marketed the property for two years and found this would be the best use. Mr. Reschke also stated that they anticipate the employee density of each building to be 200-300.

Trustee Westberg stated that he would like the parking stalls to be 10 feet wide and that he would like the Village to have control of what goes into each building and noted that he does not want the property used for a "Swap-o-Rama".

Trustee Kanakaris asked how the Village could have control over what went into the buildings. Trustee Kanakaris stated that he would require the parking stalls to be 10 feet wide and stated that perhaps if they were only looking to build one building that he might consider the project. Trustee Kanakaris suggested maybe considering tabling this item but withdrew that consideration.

Mayor Sass stated that he and staff have been meeting regularly with the petitioner but stated that he would not be in favor of the project unless there was a guarantee of 200-400 employees but stated that they could not guarantee that as something like a distribution warehouse does not have that many employees. Mayor Sass also stated that he might approve of only one building and noted that it does not take very long to go through the Village's approval process. Mayor Sass stated that the Village needs jobs and employees.

Mayor Sass also stated that the petitioner was marketing the property for warehouse and distribution only two weeks after closing on the property and not two years. Mr. Reschke stated that they did have Camping World interested but that fell through. Mayor Sass stated that Camping World fell on their laps while they were marketing the property for warehouse and distribution.

Trustee Hoeft stated that he does not want this item tabled as the Board has seen the plan for months. It was the consensus of the Village Board to vote on the project.

There were no other comments or questions.

**A MOTION was made to approve an Ordinance Approving an Amendment to the Village of Huntley Comprehensive Plan, I-90/IL 47 Gateway Subarea Plan to Change the Designation of the Property from Mixed Commercial to Light Industrial.**

**MOTION: Trustee Leopold**

**SECOND: Trustee Hoeft**

**AYES: Trustees: Hoeft, and Westberg**

**NAYS: Trustee: Goldman, Kanakaris, Leopold, and Piwko**

**ABSENT: None**

**The motion failed: 2-4-0**

**A MOTION was made to approve an Ordinance Approving the Removal of the Property from the Planned Development District and Rezoning from "C-2" Regional Retail PDD" to "ORI Office/Research/Industrial-Light Manufacturing District."**

**MOTION: Trustee Hoeft**

**SECOND: Trustee Westberg**

**AYES: Trustees: Hoeft, and Westberg**

**NAYS: Trustee: Goldman, Kanakaris, Leopold, and Piwko**

**ABSENT: None**

**The motion failed: 2-4-0**

**A MOTION was made to approve an Ordinance Approving a Special Use for Preliminary Planned Unit Development, Including Any Necessary Relief, for a ±60 acre "ORI - Office/Research/Industrial-Light Manufacturing" PUD and Preliminary Plat of Subdivision for Huntley Commercial Center, subject to the above referenced conditions.**

**MOTION: Trustee Leopold**

**SECOND: Trustee Hoeft**

**AYES: Trustees: Hoeft, and Westberg**

**NAYS:** Trustee: Goldman, Kanakaris, Leopold, and Piwko  
**ABSENT:** None  
**The motion failed: 2-4-0**

**A MOTION was made to approve an Ordinance Approving a Special Use Permit for Warehousing, Storage, and Distribution within the “ORI - Office/Research/Industrial-Light Manufacturing” District for Lot 1, Huntley Commercial Center.**

**MOTION:** Trustee Westberg  
**SECOND:** Trustee Goldman  
**AYES:** Trustees: Hoeft, and Westberg  
**NAYS:** Trustee: Goldman, Kanakaris, Leopold, and Piwko  
**ABSENT:** None  
**The motion failed: 2-4-0**

**A MOTION was made to approve an Ordinance Approving a Special Use Permit for Warehousing, Storage, and Distribution within the “ORI - Office/Research/Industrial-Light Manufacturing” District for Lot 2, Huntley Commercial Center.**

**MOTION:** Trustee Goldman  
**SECOND:** Trustee Hoeft  
**AYES:** Trustees: Hoeft, and Westberg  
**NAYS:** Trustee: Goldman, Kanakaris, Leopold, and Piwko  
**ABSENT:** None  
**The motion failed: 2-4-0**

**A MOTION was made to approve an Ordinance Approving a Special Use Permit for Warehousing, Storage, and Distribution within the “ORI - Office/Research/Industrial-Light Manufacturing” District for Lot 3, Huntley Commercial Center.**

**MOTION:** Trustee Hoeft  
**SECOND:** Trustee Leopold  
**AYES:** Trustees: Hoeft, and Westberg  
**NAYS:** Trustee: Goldman, Kanakaris, Leopold, and Piwko  
**ABSENT:** None  
**The motion failed: 2-4-0**

- d) Policy Direction – Text Amendment to Village of Huntley Zoning Code to Increase Parking Stall Dimensions and Drive Aisle Widths and Referral into the Formal Review Process

Village Manager David Johnson reported that the current Village Zoning Code parking stall dimensions and drive aisle widths are as follows:

**TABLE XII-1  
 PARKING STALL DIMENSIONS**

<b>PARKING ANGLE*</b>	<b>STAL L</b>	<b>STAL L</b>	<b>STALL HEIGHT</b>	<b>ONE-WAY</b>	<b>TWO-WAY</b>
90°	9.0’	19.0’	8’-2”	24’	24’
60°	9.0’	19.0’	8’-2”	16’	22’
45°	9.0’	19.0’	8’-2”	14’	22’

PARALLEL	9.0'	23.0'	8'-2"	20'	20'
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\* DIMENSIONS FOR PARKING PROVIDED AT PARKING ANGLES OTHER THAN THOSE PROVIDED ABOVE MAY BE INTERPOLATED BUT REQUIRE APPROVAL BY THE VILLAGE MANAGER.

\*\* STALL LENGTH DIMENSIONS FOR NON-PARALLEL STALLS ON THE PERIMETER OF A PARKING LOT MAY BE REDUCED TO 17.5' TO ALLOW 1.5' OF OVERHANG INTO ABUTTING LANDSCAPED AREAS; PROVIDED THAT SUCH REDUCTION DOES RESULT IN THE OBSTRUCTION OF A MINIMUM SIX (6') FOOT WIDE SIDEWALK AND/OR YARD REQUIRED IN THE APPLICABLE DISTRICT.

The Village Board has been requiring new developments to increase the stall width to 10 feet and to increase the two-way aisle width to 25 feet.

Staff Analysis

Staff is seeking Village Board direction to refer proposed text amendment to the Plan Commission that would require the parking stall widths to be increased from 9 feet to 10 feet and to increase drive aisle widths for angled parking to 25 feet.

Strategic Plan Priority

The 2016-2020 Strategic Plan identifies *Preserve and Enhance Quality of Life for Village Residents* as a priority, and “maintain high quality development standards” as a goal.

Legal Analysis

The Plan Commission would be required to conduct a public hearing on the text amendment and forward a recommendation to the Village Board.

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

Trustee Westberg asked that when a current property owner resurfaces their parking lot, will the parking lot need to be brought up to current code. Village Manager Johnson stated yes and they would be notified during the permit process. Village Manager Johnson stated that the only time the stall dimensions would not have to change is if the property was part of an annexation agreement and the parking stall dimensions were outlined in the annexation agreement.

There were no other comments or questions.

***It was the consensus of the Village Board to refer into the Formal Review Process for Consideration of a Text Amendment to the Village of Huntley Zoning Code to Increase Parking Stall Dimensions and Drive Aisle Widths.***

- e) Consideration – Resolution Authorizing a Professional Engineering Services Proposal with Patrick Engineering, Inc. in an Amount Not to Exceed \$11,000 for a Safety Recommendations Study for Kreutzer Road

Village Manager David Johnson reported that the Village has identified the realignment of East Kreutzer Road as a future capital improvement project that will consist of a multi-year planning, design and construction effort with a total estimated budgetary expenditure of approximately \$7,000,000. The typical existing roadway section of Kreutzer Road within the study limits (Bernat Industrial Park east to Haligus Road) is characterized by one through lane in each direction, undivided, with aggregate shoulders and an average daily traffic (ADT) volume of approximately 7,900 vehicles per day (VPD).

There are a series of three sharp horizontal curves near the at-grade Union Pacific (UP) railroad and waterway crossing that can be challenging to maneuver for a driver if not cautious.

The proposed future improvement includes reconstruction and widening of Kreutzer Road to provide a continuous bi-directional center turn lane with curb and gutter, and storm sewers for drainage, with the addition of an 8-ft. wide multi-use path along the south side of Kreutzer Road throughout the length of the improvements. A section of roadway realignment at the existing at-grade rail and waterway crossing to improve the existing sharp horizontal curves is proposed as well.

Until such a time that the widening and realignment project is complete, some crash counter-measures can potentially improve the driver awareness and safety through the three horizontal curves near the at-grade rail crossing.

#### Staff Analysis

Staff solicited proposals from three qualified engineering firms to provide a Safety Recommendations Study on East Kreutzer Road. The fee estimate proposals were as follows: Civiltech - \$18,400; CBBEL - \$15,900; and Patrick Engineering - \$11,000.

The study will include a crash/traffic data analysis, field survey/reconnaissance, a guardrail warrant analysis at the culvert, and a traffic control device analysis to determine recommended crash countermeasures. Also, an analysis of the existing railroad signing and pavement markings will be completed and recommendations will be made to improve any deficiencies. All findings and recommendations will be submitted in a technical memorandum.

Traffic control options may include pavement markings, advisory speed signs, roadway lighting, rumble strips, high friction pavement, speed display signs, roadway curbs, and a blinker chevron dynamic curve warning system. The options considered will be in accordance with the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD) and engineering judgement. Pros and cons, along with an estimate of cost will be provided for each appropriate option.

#### Strategic Plan Priority

The 2016-2020 Strategic Plan identifies *Preserve and Enhance Quality of Life for Village Residents* as a Strategic Priority, and “Realign East Kreutzer Road” as an objective. This project would identify some accident counter-measures until such a time that Kreutzer Road is realigned.

#### Financial Impact

The FY2019 Budget includes a sufficient surplus of available funds as a result of the favorable Georgian Place Subdivision Street Improvements bid in the Streets Improvements and Roads & Bridges Fund, line item 420-00-00-8001.

Village Manager Johnson reported that Jeff Pisha, Senior Project Manager from Patrick Engineering was in attendance to answer questions.

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

**A MOTION was made to approve a Resolution Authorizing a Professional Engineering Services Proposal with Patrick Engineering, Inc. in an Amount Not to Exceed \$11,000 for a Safety Recommendations Study for Kreutzer Road.**

**MOTION: Trustee Hoeft**

**SECOND: Trustee Westberg**

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

- f) Consideration – An Ordinance Amending Title XI, Business Regulations, Chapter 110 Alcoholic Beverages and Video Gaming; Electronic Sweepstakes Machines Prohibited

Village Manager Johnson reported that the Village of Huntley regulates the sale of alcoholic beverages and operations of video gaming terminals through its Liquor Control Ordinance in Title XI, Business Regulations, Chapter 110 Alcoholic Beverages and Video Gaming. An amendment is being presented at this time to amend Title XI, Chapter 110 to prohibit the use of electronic sweepstakes machines.

#### Staff Analysis

Electronic sweepstakes machines are beginning to appear in suburban municipalities and also being requested to be installed in Huntley businesses. A sweepstakes machine is already installed at the Mobil gas station at Village Green. If the amendment is approved the owner of Mobil will be advised to remove the machine.

Sweepstakes machines look very similar to video gaming machines; however, they are not licensed by any public agency, provide no revenue to the State or municipality, have no limit to the number of machines in an establishment and are not regulated by the State of Illinois Liquor Commission or Gaming Board. The sweepstakes machines also do not require a liquor license to be installed. No background checks are performed on the operators of the sweepstakes machine as they are with video gaming machines.

Players of sweepstakes machine may play for cash or without cash. Players that win a game on the sweepstake machine are given a coupon to take to the counter of the establishment for a cash payout if they have opted to play for cash. These cash winnings are not monitored or publically reported. Players may also use the code printed out on their winning coupon to earn points and redeem them on the operators' website for various prizes. Prizes may be jewelry, kitchen or household items, home décor, and outdoor grilling items.

The prohibition of electronic sweepstakes machines, which are not properly licensed as video gaming terminals, is being proposed at this time.

#### Financial Impact

The Village of Huntley would not receive any revenue from the electronic sweepstakes machines.

#### Legal Analysis

The Village's Special Counsel, the Filippini Law Firm prepared the draft ordinance. Mayor Sass asked if the Village Board had any comments or questions.

Trustee Kanakaris stated that he wanted more information and time to review this item.

Trustee Leopold stated that he compared the sweepstakes machine and gaming machines and there wasn't much difference except control; Trustee Leopold stated he did not want to wait to vote on this item.

Mayor Sass stated that he was upset that the business owner did not contact the Village to request or inform.

Trustee Kanakaris stated that he wanted to know what this type of machine brings in.

**A MOTION was made to TABLE this agenda item.**

**MOTION: Trustee Kanakaris**

**SECOND: Trustee Hoeft**

**AYES: Trustees: Goldman, Hoeft, Kanakaris, and Mayor Sass**

**NAYS: Trustees: Leopold, Piwko, and Westberg**

**ABSENT: None**

**The motion carried: 4-3-0**

**VILLAGE ATTORNEY'S REPORT:** None

**VILLAGE MANAGER'S REPORT:** None

**VILLAGE PRESIDENT'S REPORT:**

Mayor Sass wished Trustee Leopold a happy birthday on April 12.

Mayor Sass notified the Village Board of the next McCOG meeting.

**UNFINISHED BUSINESS:** None

**NEW BUSINESS:** None

**EXECUTIVE SESSION:** None

**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 Piwko**

**SECOND: Trustee Westberg**

**The Voice Vote noted all ayes and the motion carried.**

Respectfully submitted,

Barbara Read  
Recording Secretary

ATTACHMENT: Q & A Reporting Transcript

IN THE MATTER OF

HUNTLEY INVESTMENT PARTNERS, LLC,  
APPLICATION TO REDEVELOP THE FORMER  
HUNTLEY OUTLET CENTER, 11800 FACTORY  
SHOPS BOULEVARD

(Public hearing before the  
(Village Board of Trustees  
(on Thursday, April 11, 2019,  
(at the hour of 7:00 p.m. at  
(10987 East Main Street,  
(Huntley, Illinois

Q & A REPORTING, INC.  
7115 Virginia Road, Suite 105  
Crystal Lake, IL 60014  
(815)477-2230  
qareportinginc.com

1       PRESENT:   CHARLES H. SASS, Mayor  
                  RONDA GOLDMAN  
2                   TIMOTHY HOEFT  
                  NIKO KANAKARIS  
3                   HARRY LEOPOLD  
                  JOHN PIWKO  
4                   JR WESTBERG  
  
5                   CHARLES NORDMAN  
                  OTHER VILLAGE STAFF

6       APPEARANCES:  
7                   JOHN L. COWLIN,  
                  On behalf of the Village of Huntley;  
8  
                  THOMAS R. BURNEY,  
9                   On behalf of the Village of Huntley;  
  
10                  GERALD PATRICK CALLAGHAN,  
                  On behalf of Huntley Investment Partners.

11       SPEAKERS:  
12                  MICHAEL RESCHKE

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1 (Other Village business conducted.)

2 MAYOR SASS: Item C, consideration of Huntley  
3 Investment Partners LLC application to redevelop the  
4 former Huntley Outlet Center, 11800 Factory Shops  
5 Boulevard.

6 Charlie and Dave.

7 MR. NORDMAN: Thank you, Mayor.

8 All right. As I stated, this is the  
9 application by Huntley Investment Partners LLC. There  
10 are six items before you this evening. In summary, the  
11 first is a proposal or approval of an ordinance amending  
12 the Village of Huntley comprehensive plan, specifically  
13 the I-90/Illinois Route 47 Gateway Subarea plan to  
14 change the designation of the property from mixed  
15 commercial to light industrial. The second item on the  
16 agenda tonight is approval of an ordinance removing  
17 property from the planned development district and  
18 rezoning from C-2 regional retail PPD to ORI, which is  
19 office/research/industrial-light manufacturing district.  
20 The third item on the agenda is the approval of an  
21 ordinance for a special use for preliminary planned unit  
22 development including any necessary relief for the  
23 60-acre site. Fourth is a special use permit for  
24 warehousing, storage and distribution within the ORI

1 zoning district for lot 1 on the subject site plan. The  
2 fifth is a special use permit for warehousing, storage,  
3 and distribution within the ORI district for lot 2 on  
4 the site plan. And then, finally, a special use permit  
5 for warehousing, storage, and distribution within the  
6 ORI district for lot 3 on the proposed site plan.

7 So Huntley Investment Partners is  
8 proposing to redevelop the 6.23-acre former Huntley  
9 Outlet Center site with three speculative buildings for  
10 warehouse distribution ranging in size from 177,320  
11 square feet to 245,280 square feet. Over the past  
12 several years, General RV has purchased approximately  
13 14 acres of the former outlet center site from Huntley  
14 Investment Partners. You can see some of that carved  
15 out on the aerial there. This, most recently, six acres  
16 was purchased by General RV earlier this year. That is  
17 not part of the site plan before you this evening. So  
18 their expansions include the eight acres which was  
19 completed in 2018, and that allowed for parking  
20 expansion as well as a maintenance building addition,  
21 and then I stated, the most recent purchase is the six  
22 acres for which they have yet to present the site plan  
23 for development. We expect that sometime yet this year.

24 I will also note the property is subject

1 to the terms of a March 8th, 2018 settlement between the  
2 Village and the petitioner for property maintenance  
3 violations related the former outlet center. In  
4 accordance with that agreement, the petitioner is  
5 required to removed and dispose of off-site the  
6 following items which include remaining parking lot  
7 asphalt by July 31st of this year and then cleaning up  
8 concrete curb, gutter, and sidewalk associated with that  
9 as well as the parking lot pedestals that remain and any  
10 parking lot signage that remains throughout the parking  
11 lot, like handicapped signs or the like.

12 So moving on to the first item, this  
13 request tonight is, again, an amendment of the  
14 comprehensive plan, specifically the I-90/Illinois  
15 Route 47 Gateway Subarea plan. The 60-acre site is  
16 included as part of the subarea plan that was approved  
17 by the village board back on December 21st of 2017. The  
18 plan identifies the future land use of the property as  
19 mixed commercial. It states that the area should target  
20 a mix of commercial development that serves as a  
21 regional draw, such as general retailers, sporting good  
22 stores, restaurants, and service uses. The petitioner  
23 is requesting to amend the subarea plan to designate the  
24 subject site as light industrial. Per the plan

1 appropriate land use activities within the light  
2 industrial areas include light manufacturing and mass  
3 production of specific types of goods, warehousing,  
4 shipping, distribution facilities that provide for  
5 storage, shipping, and coordination of materials and  
6 goods including manufacturing product and manufacturers,  
7 and, finally, corporate and general offices.

8           So you can see on the land use plan that  
9 is part of the subarea. What's circled there is the  
10 red. That is the existing mixed commercial land use for  
11 the outlet center. They would be proposing the light  
12 industrial, which is the purple. You see there on the  
13 plan for the Weber distribution facility. And then the  
14 bulk of that purple is to the south of I-90 both east  
15 and west of Route 47.

16           The next item is the removal of the  
17 property from the planned development district and  
18 rezoning the subject site. So the site is currently  
19 located within the planned development district and is  
20 zoned C-2, regional retail. The planned development  
21 district, just to provide a little history, was created  
22 as a result of the Prime Group annexation agreement back  
23 in 1992 which annexed the property that is now Sun City  
24 as well as the village retail center, the auto mall,

1 Huntley Corporate Park, and the former Huntley Outlet  
2 Center. The planned development district established  
3 the zoning district and development regulations that  
4 were not in the village's zoning ordinance at that time.  
5 That annexation agreement expired in 2012. However, the  
6 planned development district and zoning districts and  
7 regulations which were created by that annexation  
8 agreement were previously incorporated into the  
9 village's zoning ordinance. However, with the rezoning  
10 to ORI, the ORI district is not part of the planned  
11 development district as it was incorporated into the  
12 zoning ordinance, which does necessitate the need to  
13 remove the subject site from the planned development  
14 district to allow the rezoning from C-2 to ORI. The  
15 rezoning to ORI would allow the proposed warehouse and  
16 storage -- or, excuse me, warehouse and distribution  
17 upon approval of the requested special use permits. The  
18 existing C-2 zoning is intended for retail development  
19 and does not allow warehousing and distribution as  
20 permitted for special uses within the C-2 district. The  
21 ORI district is intended to provide for the development  
22 of research and light manufacturing uses in highly  
23 visible locations adjacent to and in close proximity to  
24 major thoroughfares. The district shall permit light

1 manufacturing operations which would be compatible with  
2 research, professional, or business offices. Commercial  
3 uses are also permitted in ORI to a limited extent,  
4 primarily those serving the businesses that will be  
5 located within the ORI district.

6 The complete list of uses allowed in the  
7 C-2 as well as the ORI district are provided in the  
8 staff report. I won't review those, but you can  
9 certainly reference those within the report.

10 Moving on, this request for a special use  
11 permit for the preliminary planned unit development, as  
12 you see here, the 60-acre site. The proposed plan by  
13 Huntley Investment Partners called for subdividing the  
14 site into three lots for development of speculative  
15 warehouse distribution building and creating two  
16 additional lots dedicated for stormwater management.  
17 These stormwater management lots are located along  
18 Freeman Road. You see lot 1, lot 2 along Freeman Road  
19 that runs along the eastern side of the property which  
20 follows the creek as it exits the property in the  
21 southeast corner. Access to the site will utilize the  
22 existing traffic signal at the formal entrance to the  
23 former outlet center, and the roadway would remain as a  
24 private roadway that would be maintained by the

1 developer. This is very similar to the roadway that was  
2 developed for the Weber distribution facility known as  
3 Weber Drive that is a private roadway as well. So the  
4 three buildings you see on the site plan there start on  
5 the west side of that private roadway with building 1.  
6 Again, that is a 177,320-square-foot building.  
7 Building 2 and building 3 are both the same size.  
8 They're both 245,280 square feet. So the total square  
9 footage proposed on the property is 667,880 square feet.  
10 The proposed building is located on the east side of the  
11 lot -- so that's buildings 2 and 3 -- would include  
12 truck dock doors on both the east and west elevations  
13 with office space located at the four corners of each  
14 building. Both lots 2 and 3 have trucks docks on both  
15 the east and west elevations. Building 2 would have 48  
16 truck docks and four grade-level doors split evenly  
17 between the east and west elevations, so 24 truck docks  
18 on each of those elevations. Similarly, building 3  
19 would also have 48 truck docks and then four grade-level  
20 doors split evenly between those two elevations, so 24  
21 and 24 and then two and two on the east and west  
22 elevations. As you see on the buildings 2, 3 and also  
23 building 1, buildings 2 and 3 the office space is  
24 located on the corners of the building. Building 1 is

1 set up a little differently. That has the truck docks  
2 on the rear of the building; truck docks on the east  
3 elevation, that's where the office space is located.

4 Parking for the site, you see, is based  
5 on a 9-foot-wide parking stall. It provides a total of  
6 708 parking spaces between the three sites. Conditional  
7 approval 14, which we'll get to in a little bit,  
8 requires all parking stalls be widened to 10 feet.

9 However, the petitioner has requested to maintain that  
10 9 feet for parking stalls. If increased to 10 feet,  
11 this would result in approximately 10 percent of the  
12 parking spaces being removed from the site. Assuming  
13 this reduction, the site still provides 637 parking  
14 spaces, which does exceed the number of required parking  
15 spaces. You can see it from the table on the slide.  
16 Total number of parking spaces required for the overall  
17 site are 475 parking spaces. With the 9-foot-wide  
18 stalls, they have 708, and with 10-foot-wide stalls,  
19 again, assuming that 10 percent reduction, would result  
20 in 637 parking stalls. Now, I will also note the board  
21 does have the possibility of requesting some of the  
22 parking spaces to be land bank. This is an option for  
23 the plan commission as well as the village board to  
24 consider as a means of decreasing the amount of

1 impervious surface on the site plan. This is something  
2 that could be accommodated should they move forward onto  
3 the final planned unit development if it's a desire of  
4 the village board to see land banking of parking.

5 In terms of the truck parking,  
6 building 2, again, at the northeast corner of the site,  
7 does provide 50 truck trailer parking stalls.  
8 Building 3 to the south provides 40 truck trailer  
9 parking stalls. Again, all truck trailer parking stalls  
10 will be located along the east elevation or the east  
11 side of that property. There are no truck parking  
12 stalls associated with building 1 besides those trucks  
13 actually parked in the loading docks themselves.

14 The petitioner did prepare a traffic  
15 impact study as part of the proposed development which  
16 does include the three proposed warehouse and  
17 distribution building and also assumes the six acres  
18 that was acquired by General RV as developed as  
19 approximately 45,000 square feet of retail. Again, that  
20 was just an assumption that was made for the purpose of  
21 the traffic study. The summary of the finding -- or the  
22 summary of findings for the traffic study state that  
23 truck traffic will primarily go to the west to Route 47  
24 and then to the interchange. That's where the bulk of

1 the traffic will go based on the study. Another finding  
2 is the proposed warehouse and distribution development  
3 and the assumed retail development for the General RV  
4 parcel will generate less traffic on a weekday daily and  
5 peak-hour basis compared to the former outlet center  
6 operating at full capacity. Another finding is that the  
7 existing improvements on Freeman Road will continue to  
8 be adequate to accommodate the proposed development.  
9 There are no traffic -- or, excuse me, no roadway  
10 improvements that are recommended based on the traffic  
11 study. And then finally the improvements to Route 47 as  
12 well as the interchange do not require any further  
13 traffic control or roadway improvements. With that  
14 said, the village's traffic consultant did review the  
15 traffic study as well and did concur with those  
16 findings.

17 The proposed building elevations as part  
18 of the preliminary PUD are preliminary, obviously, in  
19 nature at this point. The petitioner has provided,  
20 again, renderings which depict the buildings. Final  
21 elevations will be need to be provided at the time of  
22 final planned unit development. Preliminary elevations  
23 which you see here primarily use precast concrete panels  
24 as the primary building material with metal accent

1 panels and vision glass around the office portions of  
2 the building. So what you're looking at here is a view  
3 from more or less the tollway at the southeast corner,  
4 so you can see the office portion of the building which  
5 would face toward the tollway. Moving on, this is the  
6 entrance to the proposed development. You can see,  
7 again, the building on the east side corners of office  
8 space, and the truck docks will be behind the tree line  
9 there. And then, finally, a view from the southwest;  
10 this would be from the tollway as well.

11 A preliminary landscape plan was also  
12 provided as part of the preliminary PUD. The landscape  
13 plan included the petitioner's request to add -- the  
14 petitioner's landscape plan, excuse me, does add  
15 landscaping along the Freeman Road. You see that here  
16 as well as clusters of landscaping along I-90 to provide  
17 screening for the truck dock doors as well as evergreens  
18 planted along that private roadway to screen the truck  
19 docks that would face that private roadway. So, again,  
20 staff did work with the petitioner to increase the  
21 amount of landscaping, again. Along I-90 adjacent to  
22 lot 1 as well as clustering additional landscaping at  
23 the southeast corner to better screen the truck docks  
24 that are on the east side of those bay door -- those

1 buildings. While the site plan that's before you,  
2 landscape plan, which I'll move to a different slide so  
3 you get a better detail of it, it does provide the  
4 landscape islands adjacent to those truck docks and the  
5 private roadway. So this is the private roadway. This  
6 is building 1 at the southwest corner of the site. As  
7 proposed on the landscape plan that you have in your  
8 packet, those are 15 feet in width. The required  
9 setback in the ORI district is 25 feet. Staff and  
10 petitioner did work together to widen those out to 20  
11 feet, which still requires relief. However, they are  
12 able to provide additional landscaping at the width of  
13 20 feet, and you see that on the plan with trees as well  
14 as evergreen trees located within those islands for both  
15 building 3 and then you see 2 on the north side of that.  
16 This is a better look at it here. This is the northeast  
17 building, building 3. Again, additional screening along  
18 the truck docks as well as additional trees that were  
19 planted -- or were proposed to be planted at the  
20 southeast corner. Those are, again, deciduous trees as  
21 well as evergreen trees at that southeast corner  
22 adjacent to the tollway.

23 Additional details including foundation  
24 plantings and the identification of sizes and species of

1 all plant materials on the plan shall be required as  
2 part of the final PUD. You won't see a lot of  
3 foundation plantings or perennials at this time because  
4 it is preliminary, so you see the trees and the  
5 evergreens identified on the plan. You'll see those  
6 finer details should they move forward to final planned  
7 unit development with a more detailed landscape plan.

8 I will also note the petitioner has  
9 provided a location for a proposed ground sign on the  
10 property. However, there are no specific designs for a  
11 ground sign at this point in time. A comprehensive sign  
12 plan including detailed elevation review should they  
13 move forward is required at final planned unit  
14 development. In fact, one of the conditions of approval  
15 requires the removal of the existing former Huntley  
16 Outlet Center sign shall be removed within 90 days after  
17 the issuance of the first building permit on the  
18 property. That plan -- or that sign would actually fall  
19 within part of their drive aisles. They would start  
20 work on lot 1, you see that there.

21 So as part of the preliminary PUD, there  
22 are two elements of relief that are requested. The  
23 first is related to the height of the building. The ORI  
24 zoning district allows a maximum height of 45 feet. On

1 their elevations they're proposing a maximum height of  
2 49 feet, so four additional feet. They provide the  
3 explanation that that four additional feet will allow  
4 for a taller parapet which would provide better  
5 screening of the rooftop mechanical equipment. The  
6 second item of relief, as I called out earlier, is  
7 related to that landscaped island between the private  
8 roadway and those loading docks. They're proposing  
9 20 feet. Again, the code requires 25 feet. So that's  
10 an element of relief that's part of the plan.

11 So as the village board reviews the  
12 preliminary planned unit development, the zoning code  
13 does identify the relief criteria which the board shall  
14 consider as you evaluate the preliminary PUD. You  
15 should evaluate whether the proposal is compatible with  
16 the Village of Huntley comprehensive plan and community  
17 goals; whether it promotes high standards in design,  
18 site planing, and construction; whether it provides a  
19 safe and desirable environment; whether it preserves  
20 natural features on the site; whether it provides  
21 adequate open space for recreation and other community  
22 purposes; whether it represents a creative approach in  
23 land development; and, finally, whether the design is  
24 compatible with adjacent properties and surrounding

1 neighborhoods.

2           The next request on the list is the  
3 preliminary plat of subdivision. So the preliminary  
4 plat of subdivision, again, will subdivide out the three  
5 lots off the buildings. It would also create an  
6 outlet C. Outlet C is the private roadway which you see  
7 running down the center of the lot in blue. That will  
8 provide an easement for access to the three lots as well  
9 as to the General RV parcel that they purchased earlier  
10 this year. And then there are two additional lots for  
11 stormwater management. You see, again, those are  
12 Lot 1 adjacent to Freeman Road, lot 2 adjacent to  
13 Freeman Road to the east, as well as extending along the  
14 east property line to where the creek exits the  
15 property. I will note there are also easements provided  
16 on the proposed plat which would allow for shared access  
17 as well as cross access between parking lots for  
18 buildings 2 and 3.

19           I'm going to jump back just a moment to  
20 show you the site plan so I can explain why the need for  
21 easements.

22           The primary truck access to the loading  
23 docks on the east side of the buildings 2 and 3 comes  
24 from the north drive aisle. This allows for the trucks

1 to be segregated from the employ or customer traffic  
2 that might be circulating through the site. So, again,  
3 the primary access for the trucks would come along the  
4 north driveway and then into the truck court adjacent to  
5 building 2 as well as building 3. So that is the need  
6 for the cross access between these, lot 2 and 3.  
7 Similarly, there is a shared parking lot between lots 2  
8 and 3. You see that between the buildings. Again, that  
9 lot line splits that parking lot, so, again, anybody  
10 trying to get to office space there would park within  
11 the lot, either lot 2 or 3, based on that easement.

12 I will note that all proposed lots do  
13 conform to the minimum lot size of 1.3 acres in the ORI  
14 district. Again, the lot 1 is 11.61 acres; lot 2 is  
15 13.41 acres; and then lot 3, the largest of them, is  
16 18.1 acres, all of which obviously well exceed the  
17 minimum lot size in the ORI district. Similarly, they  
18 all exceed the minimum lot width in the ORI district  
19 which is 160 feet.

20 Moving on to the final requests before  
21 you this evening, which are the special uses for  
22 warehousing, storage, and distribution. Again, the ORI  
23 zoning district requires the approval of a special use  
24 permit for warehousing distribution. The petitioner is

1 requesting a special use permit for warehousing and  
2 distribution for the three buildings proposed as part of  
3 the 60-acre site. There are -- as indicated, there's  
4 not specific users or tenants identified. As part of  
5 the special use, you typically do see tenants  
6 identified. You don't see that in this case. The  
7 petitioner is requesting that the special use permit be  
8 granted for the benefit of the subject property, not  
9 limited to the owner or operator or tenant of the land.  
10 The village board does have the discretion to approve or  
11 not approval the special use permits for warehousing,  
12 storage, and distribution for one, two, or all three of  
13 the proposed lots in the Huntley Commercial Center, and  
14 that's why you do see individual ordinances on the  
15 agenda tonight; so individual ordinances for lot 1,  
16 lot 2, and lot 3, so you can review those each  
17 individually.

18 Now, when reviewing a special use permit  
19 for warehousing, storage, and distribution, the  
20 village board must consider standards identified within  
21 the zoning ordinance. No special use permit shall be  
22 recommended -- granted pursuant to these standards. You  
23 see the headings there, code and plan purpose, no undue  
24 adverse impact, no undue interference with the

1 surrounding development, adequate public facilities, no  
2 undue traffic congestion, no undue destruction of  
3 significant features; and, finally, conformance with any  
4 additional standards that may be identified in the  
5 zoning ordinance. There is more detail provided in the  
6 staff report on what those elements are. If need be, I  
7 can certainly review those. I'll assume that everyone's  
8 taken a long look at them in the packet.

9 Now, in determining whether the  
10 applicant's evidence establishes that the standards have  
11 been met, the village board shall consider, first of  
12 all, public benefit. That's whether and to what extent  
13 the proposed use at that particular located requested is  
14 necessary or desirable to provide the service or a  
15 facility that is in the interest of the public  
16 convenience or that will contribute to the general  
17 welfare of the neighborhood or community. Additional  
18 facts the boards may consider are job creation,  
19 aesthetics, and enhancement to the village's reputation.  
20 The other element that should be considered is the  
21 mitigation of adverse impacts, and that's whether and to  
22 what extent all steps possible have been taken to  
23 minimize any adverse impacts of the proposed development  
24 in development on the immediate vicinity through

1 building design, site design, landscaping and screening.

2           So the plan commission did review this at  
3 two public hearings -- continuation of a public hearing,  
4 I should say. They opened the public hearing on  
5 February 25th of this year and closed the public hearing  
6 on March 11th. There were no members of the public that  
7 provided testimony regarding the requested actions with  
8 the exception of, obviously, the petitioner and their  
9 consultants. Following discussion, the plan commission  
10 did recommend approval of each of the requested actions  
11 by the vote of four to three. The recommendation for  
12 the preliminary planned unit development was subject to  
13 55 conditions of approval for which the petitioner did  
14 have various objections and requested modifications and  
15 deletions. The plan commission advised the petitioner  
16 to work with the village staff to review and revise  
17 conditions if necessary, with the village board having  
18 the final determination as to the final conditions of  
19 approval. Following that March 11th meeting, both staff  
20 and the petitioner did sit down and review and revised  
21 several of the conditions for village board  
22 consideration.

23           So you now see before you 50 conditions  
24 of approval that are mutually acceptable to both the

1 village staff as well as the petitioner, and then --  
2 except for condition 14, which I previously noted. That  
3 is the condition that requires 10-foot-wide parking  
4 stalls. The petitioner would prefer to stay with the  
5 9-foot-wide parking stalls. We do have the 50  
6 conditions listed here. Again, these were within the  
7 staff report. If need be, I can go through these later  
8 in the meeting. However, I won't do that for the  
9 essence of time right now.

10 So as you move forward tonight, action by  
11 the board of trustees, there are, obviously, a couple of  
12 things you can do tonight. The first is vote on the  
13 requested actions, the six requested actions. The  
14 option you have this evening is to table the requested  
15 actions to a future meeting. I will note, if tabled the  
16 village board must take action on the petition within 60  
17 days of the plan commission public hearing, which was  
18 closed on March 11th, so we're 30 days into that process  
19 now. So, again, it potentially could be tabled for  
20 another 30 days before the board took action. I do site  
21 some ordinance sections, which I won't read, but that  
22 more or less allows you 60 days to review the plan  
23 commission recommendation.

24 So with that, that does conclude my

1 presentation. The petitioner is, obviously, in  
2 attendance with his development team. At this point  
3 I'll the turn it over to him and let him provide.

4 Thank you.

5 MAYOR SASS: Thanks, Charlie.

6 MR. CALLAGHAN: Good evening. I'm Gerry Callahan.  
7 I represent the petitioner here this evening. Of course  
8 Mike Reschke is with me at the podium.

9 I think Charlie gave a very thorough and  
10 accurate presentation of what is being proposed, so I'm  
11 not going to go over the same thing again.

12 There are a couple of points that we  
13 would like to make. We had, I think, a very productive  
14 negotiating session on the conditions, and as he  
15 mentioned, there was only one. And the reason -- really  
16 the reason that we're suggesting a 9-foot parking stall  
17 is because you can get more employees and it would  
18 enable more employee -- companies to have more employees  
19 to be attracted to the cite. In either case it meets --  
20 whether it's 10 or 9, it meets the standard for the  
21 number of parking spaces, so -- and I do realize that's  
22 an issue that's on your agenda, so it's something in  
23 discussion by the village board. That was the reason I  
24 just wanted to mention for that.

1           The other thing that Charlie mentioned is  
2 there are six ordinances, one for each of the lots for  
3 the special use for warehouse and distribution. And the  
4 point that the ordinance provides that special uses  
5 unless otherwise approved by the village board run with  
6 the owner or operator and not the land, we are  
7 requesting that it run with the land because if we build  
8 a building of the sizes we're talking about and the cost  
9 and expense of developing those buildings they're going  
10 to have different tenants over the useful life of those  
11 buildings. They're going to have probably several  
12 owners over the useful life of those buildings, and so  
13 it's important that it run to the land with respect to  
14 marketability, financing of the project, what have you.

15           The other thing we would request is  
16 that -- and I know that there's a separate ordinance for  
17 each one of the lots 1, 2, and 3. We would ask that you  
18 approve all three, and the reason for that, again, is  
19 financing. The overall site is going to be developed at  
20 one time, and it's important to have -- the real use  
21 that's in the marketplace right now that's sought after  
22 by prospective tenants is distribution and warehouse,  
23 the Amazons of the world and that kind of user, and so  
24 in order to develop the whole site at once, it's

1 important to be able to finance the development based on  
2 those uses. So that's the reason we're proposing that  
3 they be approved at the same time. Obviously you have  
4 them set up in six ordinances, but just to provide a  
5 little background as to why we made that request.

6 So I don't know if there are any  
7 questions. We have all the consultants, I believe, who  
8 presented at the plan commission, and we can answer  
9 questions that you may have.

10 MAYOR SASS: Thank you.

11 MR. RESCHKE: Good evening. I just would like to  
12 supplement what Gerry said about the parking.

13 The parking issue is not a major issue  
14 for us. Just so everybody knows, the standard for  
15 parking is 9-foot in the country for most uses. In  
16 fact, the trend today is 8.6 in many areas as cars get  
17 smaller. I understand the village board is looking for  
18 maybe 10 feet. I understand that when you have a  
19 parking lot where there's a lot of in-and-out traffic  
20 like a shopping center or other uses, convenient store,  
21 where people are coming in and out all day long so they  
22 have more width to open and close the doors, but when  
23 you're dealing with employee parking for an office  
24 building or industrial office or whatever where there's

1 very infrequent in-and-out use, 8-foot-six or 9-foot is  
2 more than adequate, and it just gives us more parking  
3 spaces to attract tenants that have higher employee  
4 bases. It's not a big issue for us if the board wants  
5 10 feet, that's fine. But I think it's in both of our  
6 best interests that 9-foot is more than adequate. It  
7 just gives us a few more spaces to offer to prospective  
8 tenants with employees.

9 MAYOR SASS: Thank you.

10 Okay. Questions or comments from the  
11 board?

12 Tim.

13 TRUSTEE HOEFT: All right. I just want to say  
14 thanks for coming and working here in town. I don't  
15 know how many in this room were here in 1992, but there  
16 was probably not more than a handful here. Mr. Reschke  
17 was one of them. He came into town. He built the mall.  
18 It was a very big success for a lot of years. Due to  
19 reasons why -- I don't know, it's none of my business --  
20 he sold it. Up until that point that mall was always in  
21 good shape and never in disrepair. Since he sold it,  
22 that's when that went down, and the rest is what's  
23 happened, so we don't need to recap that.

24 I think I like the plan that you

1 presented. I think when we've got Weber to the east and  
2 we've got General RV to the west, those are two very  
3 good businesses for our town. But by having both of  
4 those there, when they started building it, what are we  
5 going to do in the middle? So I think what you're  
6 proposing fits Freeman Road, and all the infrastructure  
7 is in place. It's not going to cost the existing  
8 taxpayers anything to make it work.

9 I'm in favor. Obviously the buildings  
10 have to come back in front of us for the architectural  
11 and that. I have driven and seen some other projects  
12 that you guys have done, and they are of high quality  
13 and I consider top-notch.

14 The only thing I'm going to disagree with  
15 you on -- and I have a picture of it and I'll show it to  
16 you or I can e-mail it to you -- I was in a 9-foot  
17 parking stall with my pickup truck, and the lady next to  
18 me, there was two trucks on each side of her, and she  
19 could barely get out because they're making -- and this  
20 is a regular pickup. The trucks are wider than they  
21 used to be. So I would be in favor of the 10-foot  
22 parking stalls.

23 As far as everything else you're  
24 proposing, I don't have a problem.

1 MR. RESCHKE: Thank you for your comments. And as  
2 I said earlier, the parking size is not a major issue.  
3 And, in fact, if we do get a tenant in the future that  
4 has a high employee base maybe we can come back before  
5 the board and get a variance at that time. So that's  
6 fine. But thank you for your comments.

7 MAYOR SASS: Who else?

8 John.

9 TRUSTEE PIWKO: I just wanted to clarify. You  
10 don't have any tenants right now set for that property,  
11 do you?

12 MR. RESCHKE: No, we don't. We are active in the  
13 market. We're talking to several prospects that are in  
14 the market right now. But a full-zone marketing effort,  
15 you know, will be launched once the zoning is finalized.

16 TRUSTEE PIWKO: So that means that tonight we have  
17 the opportunity to decide what the future of the  
18 southern end of our village will look like. We're being  
19 asked to approve changes to our Gateway plan to allow  
20 petitioner to build three warehouse buildings, and this  
21 change is quite different than what we had agreed upon  
22 in the past. According to the artist's renderings, the  
23 buildings look nice. It's a shame that they are trying  
24 to trick us into believing that all those cars depicted

1 in those drawings will be located at these buildings. I  
2 shared with the rest of you the situation in another  
3 town where changes were made to the developer's original  
4 parking plan because of the 60,000-square-foot building  
5 where you only have four employees located at that  
6 location. I think we would be looking for a lot more  
7 job positions with this type of development.

8 If this plan is approved, the board will  
9 no longer be able to market the area by the tollway, a  
10 highly-traveled road, for any destination-type venues.  
11 If this plan is approved, the board will not have  
12 listened to what the residents want to see built on this  
13 property. I'm sure for any that follow social media,  
14 you probably read what the residents are requesting. I  
15 realize not everything they want is feasible, especially  
16 at that location, but nonetheless the board will have  
17 failed them.

18 So let's look at the tax situation. Some  
19 may say the currently we're getting very little taxes  
20 because it's empty land right now. The argument would  
21 be that buildings would pay property taxes to the  
22 village. In fact, we were told by the developer the  
23 last time he was here that a 200,000-square-foot  
24 building would generate about \$800,000 in taxes. And

1 yet we look at the Weber property, a 750,000-square-foot  
2 building, generating only \$746,000, and that number will  
3 be going on because of the change in the EAV as it  
4 appears that the property was reassessed. Secondly,  
5 this property is in Kane County and in the District 300  
6 school boundaries. This will not help any of the  
7 residents for any reductions since the majority pay to  
8 the District 158 tax.

9 I'm sure you've driven past the Sub Zero  
10 Wolf buildings off the tollway in Gilberts. I know  
11 going past there no matter what time of day there seems  
12 to be only three or four cars parked out there. And we  
13 really want that type of business in our town? It seems  
14 to me that not many jobs will come out of these  
15 buildings that they are -- if they get built unless, of  
16 course, they have Amazon ready to sign on the dotted  
17 line. There's been much -- there has not been my  
18 business brought in by any developers south of the Del  
19 Web Boulevard in the last few years. Taco Bell and  
20 General RV were the last ones even though we were  
21 promised more was to come.

22 So now I ask my colleagues to really  
23 think about what they are going to do with the future of  
24 our town if they approve this petitioner.

1 Thank you.

2 MAYOR SASS: Anyone else?

3 Ronda.

4 TRUSTEE GOLDMAN: I have a more simplistic  
5 response. Here's my thought. I did attend the plan  
6 commission, and like everybody else I went through  
7 everything.

8 So I asked myself this question last  
9 night: What is the best use of the property? And I'm  
10 thinking in terms of what's the best use for everybody  
11 including our residents and all the surrounding towns.  
12 A couple things bothered me. One thing is that really  
13 bothers me is the term of special use permit. Okay? I  
14 don't know what you're intending to get and we'll lose  
15 the control over the special usage permit. I also am  
16 questioning whether you want all three buildings. I  
17 might have gone along with building 1 and then see what  
18 you have done before we consider 2 and 3, but I feel  
19 like it's three or nothing.

20 So I'm leaving you with my thoughts.  
21 It's been a dilemma. I understand where you're coming  
22 from, but, again, I have to come back to my elected  
23 position, what's right for everybody.

24 MR. RESCHKE: The special use permit concept is

1 unique to the Village of Huntley. No other municipality  
2 in the area has an ORI or an industrial/office zone  
3 classification that doesn't permit light  
4 manufacturing/warehousing and distribution. For  
5 whatever reason, when the Village passed your ordinance  
6 you excluded warehouse and distribution from ORI zoning  
7 without a special use permit, which is an anomaly. And  
8 so I understand your feeling. That special use permit  
9 sounds like a special exemption, but it's unique to the  
10 Village of Huntley. Normally in most municipalities you  
11 would get zoning for  
12 industrial/distribution/warehousing/light manufacturing,  
13 and it would not require a special use permit.

14 TRUSTEE GOLDMAN: I think because it's vague that's  
15 what bothers me the most. And I wasn't here when all  
16 that was developed back in the day. But I left you with  
17 my thoughts, okay, about it, and I want to listen to  
18 everybody else's too before I make my final decision.

19 MR. RESCHKE: Okay. In terms of if you'd like me  
20 to address the one-versus-three issue?

21 With how -- because of this anomaly in  
22 your ordinance that you do not have -- you have this  
23 special use designation to be able to use the property  
24 for warehousing and distribution. We would have only

1 zoned one-third of our property for our intended use.  
2 And, you know, we've been working in good faith with the  
3 Village for two years, more than two years, and the plan  
4 commission and staff, and I think we've had a  
5 cooperative relationship. We've really have done  
6 everything the Village has asked, from demolishing the  
7 outlet center to doing this and doing that, all the  
8 changes, all the 50 conditions that we've agreed upon,  
9 all the extra landscaping and everything. We've gone  
10 above and beyond the call of duty to make this a  
11 beautiful business park, and it will be a beautiful  
12 business park. We do not develop low-end properties,  
13 and our intent is to make this a beautiful business  
14 park. But we would like to have zoning for the entire  
15 tract of land, not one-third of the land. That was our  
16 expectation, to rezone the entire parcel. And it's  
17 important, too, because when we go to our banks and we  
18 want to build our first spec building we have to pledge  
19 as collateral the land in order to get the loan, and if  
20 the land is only one-third zoned, the other two-thirds  
21 of the land, quite frankly, is worthless. And it  
22 doesn't accomplish your -- my purpose or the village's  
23 purpose if you want to see this developed into a nice  
24 business park.

1           MAYOR SASS: Harry.

2           TRUSTEE LEOPOLD: I submit six arguments of fact  
3 against the project as presented.

4                         Fact one, in 2017 the Village of Huntley  
5 staff and board of trustees engaged the professional  
6 services of Houseal Lavigne Associates to help us  
7 develop a plan for the I-90/Route 47 interchange area.  
8 It resulted in a Gateway plan which was adopted by the  
9 board unanimously. It was quite broad in that it  
10 considered not only the Huntley comprehensive plan and  
11 strategic plan, the transportation plan, the downtown  
12 plan, commercial design guidelines, and also the Kane  
13 County plan. The result was that we should keep the  
14 area for mixed commercial use. We're now being asked to  
15 change the plan and create six new ordinances to  
16 accommodate the petitioner. Fact two, the proposed use  
17 is simply not the highest at best use. Fact three,  
18 property tax revenue would be less than the current  
19 designated mixed commercial use. Fact four, there would  
20 be no sales tax revenue. Fact five, there would be  
21 virtually no measurable impact on economics from job  
22 creation. Were the area developed as commercial, one  
23 could reasonably expect several hundred jobs. I'm using  
24 a number of 50 jobs created from this project. There

1 may be more, there may be less, but for my point and  
2 illustration, I use 50. If every one of those people  
3 spent \$10 a day for lunch and another \$500 a month for  
4 other goods and services, it would be approximately  
5 \$31,000, which is one-one-hundredth of a percent of our  
6 annual budget. Even if the amount doubled, there would  
7 still be negligible impact.

8 As village officials, we are charged with  
9 governing in the best interest of our residents and  
10 businesses and to look for ways to improve the quality  
11 of life for all. With the reduction of revenue from  
12 this project, the burden of providing village services  
13 would be shifted to the residents, and the increased  
14 volume of truck traffic would add to congestion and  
15 increased road maintenance.

16 MR. RESCHKE: Mr. Mayor, may I respond?

17 MAYOR SASS: Yes.

18 MR. RESCHKE: On your five points --

19 TRUSTEE LEOPOLD: Six points.

20 MR. RESCHKE: What?

21 TRUSTEE LEOPOLD: Six points.

22 MR. RESCHKE: I'm sorry. On the six points. I'll  
23 address a couple of them.

24 In terms of the revenue, the -- and the

1 real estate taxes are very low on the property as we  
2 know now, and the revenue -- the real estate -- average  
3 real estate tax for industrial property is about \$2 a  
4 foot, a buck and a half to \$2 a foot. And so it will  
5 bring in more than a million dollars of real estate  
6 taxes. In terms of the highest and best use, I have a  
7 room full of experts here and we've marketed this  
8 property for two years for retail, for office, for  
9 industrial, for all types of uses, for residential, and  
10 the highest and best use is what we're proposing. In  
11 terms of the employee density, if I may, I can pass out  
12 a schedule of the industrial buildings in Elgin of  
13 comparable size, and the average density is about two-  
14 or three-hundred people per building. We have three  
15 buildings. So we do expect about six- or seven-hundred  
16 employees, not 50.

17 If I may, we can pass this out.

18 TRUSTEE LEOPOLD: You don't present any facts along  
19 with those about the size of the buildings, the nature  
20 of the tenants, or any of the information to support it.

21 MR. RESCHKE: I'm just passing out a schedule with  
22 the address of the buildings and the number of employees  
23 in each building located in Elgin.

24 TRUSTEE LEOPOLD: And your experts got together and

1 said it's the highest and best use, but that's not what  
2 general land-use consultants do. So you have --

3 MR. RESCHKE: You know, I respectfully disagree --

4 TRUSTEE LEOPOLD: You can. Obviously --

5 MR. RESCHKE: Yeah --

6 TRUSTEE LEOPOLD: That's my right --

7 MR. RESCHKE: I've been in business for 37 years --

8 TRUSTEE LEOPOLD: It's my right to disagree with  
9 you.

10 MR. RESCHKE: Okay. That's correct.

11 MAYOR SASS: Okay. JR or Niko?

12 TRUSTEE WESTBERG: The stalls should stay at  
13 10 feet. It's just too difficult. I don't understand.  
14 That the vehicles are larger, I think, in size. I would  
15 like them to stay at 10 feet. The other thing is if  
16 this does go to a yes vote I would like us to keep  
17 control of what goes in these buildings. I would like  
18 us to be able to authorize or at least review who's  
19 going into these buildings. Nothing worse than 15 years  
20 down the road here and Swap-O-Rama comes in or some  
21 weird thing that they're just going to use it just to  
22 use it. So I would like to keep that.

23 MAYOR SASS: Niko.

24 TRUSTEE KANAKARIS: How can you keep control? A

1 different ordinance?

2 MR. NORDMAN: I believe what Trustee Westberg is  
3 (inaudible) is the special use permit process.

4 TRUSTEE KANAKARIS: Well, the parking (inaudible) I  
5 wrote that on 2007. I can't live with anything less  
6 than the 10 feet. And there's parking requirements, so  
7 that shouldn't matter.

8 I was kind of leaning when I got here to  
9 do one of the buildings, but now that they want the  
10 other buildings, that's a totally different position for  
11 me, on building lot 1 and then 2 or 3. But I understand  
12 the petitioner's problem by doing that. So I guess I  
13 would -- something's telling me to table this matter  
14 rather than go to a vote.

15 I don't know what you guys think.

16 MAYOR SASS: Well, I'll speak my two cents' worth.  
17 And we've met a lot and come a long ways, but from  
18 day one I told them I wasn't in favor of this unless it  
19 had some two- three- 400 employees. That's what this  
20 Village is looking for. That's what other businesses  
21 are looking for, be it a hotel or commercial,  
22 restaurants or stuff like that. And by no guarantee,  
23 distribution warehouse, John mentioned down in Gilberts  
24 and their lucky if they've seen five cars there, and

1 distribution warehouse is going to be more and more  
2 towards automation, I firmly believe. So if something  
3 does happen here tonight where it gets the go-ahead, I'd  
4 really like to see where we just approve the first  
5 one and stuff, which is even going against what our  
6 ordinance does say. But approve the first one and then  
7 see what happens. It doesn't take us that long to  
8 rezone anything and stuff like that. We brought in  
9 Weber. That wasn't even annexed, and we had everything  
10 done in three and a half, four months, and they were  
11 breaking ground and stuff, so we can move it quick and  
12 stuff. But I really -- you know, we need the employment  
13 and stuff, and I just don't see it with all those  
14 distribution warehouses.

15           Niko said something about tabling it. I  
16 don't know. I'd like to see -- we've been dealing with  
17 this for two to three years. I'd like to see us do  
18 something instead of tabling. I don't know what else.  
19 I don't know what would be accomplished by tabling it,  
20 you know. If you can give a good reason.

21           Or what do you trustees think?

22           It's up to you.

23           TRUSTEE HOEFT: I think we should vote on it.  
24 We've seen this plan for, I think, at least six weeks if

1 not longer since the first plan commission meeting.  
2 Like the Mayor said, we've been working at this point  
3 for two-and-a-half years. I've said since day number  
4 one, two wheels and a cog working together. Unless  
5 we're doing this, it's not going to work for you guys,  
6 it's not going to work all the way around and it's going  
7 to be a success. And until that happens, I think  
8 there's good possibility for that, but I don't see the  
9 point in tabling it. It's been going on for  
10 two-and-a-half years.

11 TRUSTEE LEOPOLD: I'd like to call for a vote.

12 TRUSTEE GOLDMAN: Yes.

13 MAYOR SASS: I've said it before, and when you say  
14 you marketed so hard to try to do commercial and stuff,  
15 it wasn't two weeks after you had got it you were out  
16 marketing it for distribution, warehouse, and everything  
17 and stuff. So, you know, don't give me that crap.  
18 Okay?

19 MR. RESCHKE: Mr. Mayor, in all due respect we  
20 signed a contract with Camping World and Gander  
21 Mountain. We tried to bring commercial here. We had  
22 meetings with the people at Camping World, with you and  
23 your staff, and they ended up rejecting the site.

24 MAYOR SASS: I'm talking at two weeks after you had

1 bought it, okay, there was stuff out on the street for  
2 distribution, warehouse and everything. So I don't  
3 think you tried that hard. Granted, you had a couple  
4 fall in your lap and for whatever reason, if you were  
5 too difficult to deal with, why they walked, I have no  
6 idea. Okay?

7 But just leave it at that. Okay?

8 MR. RESCHKE: Yeah, That's fine.

9 MAYOR SASS: Anything? Counsel? Or anything?

10 MR. BURNEY: It's up to the board.

11 MAYOR SASS: Okay. The first one we're going to  
12 vote on is approval of an ordinance amending the Village  
13 of Huntley comprehensive plan I-90/Illinois 47 Gateway  
14 Subarea plan to change the designation of property from  
15 mixed commercial to light industrial.

16 Can we make a motion?

17 TRUSTEE LEOPOLD: Motion to approve.

18 TRUSTEE HOEFT: I'll second.

19 MAYOR SASS: All right. Harry and Tim.

20 Roll-call, please.

21 TRUSTEE LEOPOLD: No.

22 TRUSTEE PIWKO: No.

23 TRUSTEE HOEFT: Aye.

24 TRUSTEE WESTBERG: Aye.

1 TRUSTEE GOLDMAN: No.

2 TRUSTEE KANAKARIS: No.

3 VILLAGE CLERK: Four nos, two ayes. Motion fails.

4 MAYOR SASS: We've still got to go through them  
5 all?

6 MR. BURNEY: Yes, sir.

7 MR. NORDMAN: Yes.

8 MAYOR SASS: Okay. Two, approval of an ordinance  
9 removing property from the planned development district  
10 and rezoning from C-2 regional retail PDD to ORI  
11 office/research/industrial-light manufacturing.

12 Motion?

13 TRUSTEE HOEFT: So moved.

14 TRUSTEE WESTBERG: Second.

15 MAYOR SASS: Roll-call, please.

16 TRUSTEE HOEFT: Aye.

17 TRUSTEE WESTBERG: Aye.

18 TRUSTEE GOLDMAN: No.

19 TRUSTEE KANAKARIS: No.

20 TRUSTEE LEOPOLD: No.

21 TRUSTEE PIWKO: No.

22 VILLAGE CLERK: Four nos, two ayes. Motion fails.

23 MAYOR SASS: Three, approval of an ordinance for a  
24 special use for preliminary planned unit development

1 including any necessary relief for the 60-plus acres ORI  
2 office/research/industrial-light manufacturing PUD and  
3 preliminary plat of subdivision for the Huntley  
4 Commercial Center.

5 TRUSTEE LEOPOLD: So moved.

6 MAYOR SASS: Harry, motion?

7 TRUSTEE HOEFT: Second.

8 MAYOR SASS: Tim, second.

9 Roll-call, please.

10 TRUSTEE LEOPOLD: No.

11 TRUSTEE PIWKO: No.

12 TRUSTEE HOEFT: Aye.

13 TRUSTEE WESTBERG: Aye.

14 TRUSTEE GOLDMAN: No.

15 TRUSTEE KANAKARIS: No.

16 VILLAGE CLERK: Four nos, two ayes. Motion fails.

17 MAYOR SASS: Approval of an ordinance for a special  
18 use permit for warehousing, storage, and distribution  
19 with the ORI office/research/industrial-light  
20 manufacturing district for lot 1 of the proposed Huntley  
21 Commercial Center, 11800 Factory Shops Boulevard.

22 TRUSTEE WESTBERG: So moved.

23 TRUSTEE GOLDMAN: Second.

24 MAYOR SASS: JR and Ronda.

1 Roll-call, please.

2 TRUSTEE WESTBERG: Aye.

3 TRUSTEE GOLDMAN: No.

4 TRUSTEE KANAKARIS: No.

5 TRUSTEE LEOPOLD: No.

6 TRUSTEE PIWKO: No.

7 TRUSTEE HOEFT: Aye.

8 VILLAGE CLERK: Four nos, two ayes. Motion fails.

9 MAYOR SASS: Five, approval of an ordinance for a  
10 special use permit for warehousing, storage, and  
11 distribution within the ORI  
12 office/research/industrial-light manufacturing district  
13 for lot 2 of the proposed Huntley Commercial Center,  
14 11800 Factory Shops Boulevard.

15 TRUSTEE GOLDMAN: So moved.

16 TRUSTEE HOEFT: Second.

17 MAYOR SASS: Ronda and Tim.

18 Roll-call, please.

19 TRUSTEE GOLDMAN: No.

20 TRUSTEE KANAKARIS: No.

21 TRUSTEE LEOPOLD: No.

22 TRUSTEE PIWKO: No.

23 TRUSTEE HOEFT: Aye.

24 TRUSTEE WESTBERG: Aye.

1 VILLAGE CLERK: Four nos, two ayes. Motion fails.

2 MAYOR SASS: Number six, approval of an ordinance  
3 for a special use permit for warehousing, storage, and  
4 distribution within the ORI  
5 office/research/industrial-light manufacturing district  
6 for lot 3 of the proposed Huntley Commercial Center,  
7 11800 Factory Shops Boulevard.

8 TRUSTEE HOEFT: So moved.

9 TRUSTEE LEOPOLD: Second.

10 MAYOR SASS: Tim. Harry.

11 Roll-call, please.

12 TRUSTEE HOEFT: Aye.

13 TRUSTEE WESTBERG: Aye.

14 TRUSTEE GOLDMAN: No.

15 TRUSTEE KANAKARIS: No.

16 TRUSTEE LEOPOLD: No.

17 TRUSTEE PIWKO: No.

18 VILLAGE CLERK: Four nos, two ayes. Motion fails.

19 MAYOR SASS: Defeated.

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STATE OF ILLINOIS     )  
                                  )  
COUNTY OF McHENRY    )

I hereby certify that I reported in shorthand the proceedings at the above-entitled public hearing and that the foregoing reported proceedings, consisting of pages 3 through 45, inclusive, is a true, correct, and complete transcript of my shorthand notes so taken at the time and place aforesaid.



JOAN M. HOLUB  
Certified Shorthand Reporter  
CSR License No. 084-004283



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