

VILLAGE OF HUNTLEY
VILLAGE BOARD WORKSHOP
February 12, 2016
MINUTES

CALL TO ORDER:

The Village Board Strategic Plan Workshop was called to order on Friday, February 12, 2016 at 11:30 a.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 and Business Development Coordinator Margo Griffin.

PUBLIC COMMENTS: None

ITEMS FOR DISCUSSION:

Economic Development Strategic Plan

Village Manager David Johnson and Staff reviewed a Power Point presentation and reported on the following:

1. Overview of the last five (5) years of Economic Development Program which included: Sales Tax Collected; New Businesses and Jobs Added; New Equalized Assessed Value; New Residential Units Permitted; Private Sector Investments equaling \$226 million.
2. Overview of 2016-2017 Development Activity which included: Businesses under construction and slated to open in 2016; Businesses slated to begin construction in 2016 and open in 2017; and Businesses that are in current discussions with the Village.
3. Draft Economic Development Strategic Plan Review which included:
 - Mission State: To promote new business development, retention and expansion within the Village of Huntley to diversify the tax base, enhance Municipal revenues, create and retain jobs, and improve the overall quality of life.
 - Strategic Priorities:
 - Promote and facilitate the location of new retail, commercial, service, entertainment, office and light industrial businesses in the I-90 Corridor, along Route 47 from I-90 to Kreutzer Road, and from Reed Road to Ackman Road
 - Promote and facilitate new development and redevelopment within the Route 47 Corridor from Kreutzer Road to Mill Street

- Promote and facilitate the development and redevelopment of properties within Downtown Huntley and the Downtown TIF District corridor along Route 47 from Mill Street to Joan Avenue
 - Promote and facilitate the retention and expansion of existing businesses throughout the Village
 - Promote Huntley as a prime location for healthcare related services and businesses
 - Promote a mix of residential development opportunities
- The draft plan identifies goals and objectives for each strategic priority within the following categories:
 - Commercial/Entertainment/Hospitality
 - Office/Light Industrial
 - Business Retention/Expansion
 - Downtown TIF Redevelopment
 - Residential Development
 - Healthcare
 - Marketing
4. 2016 Marketing and Outreach Program:
- C3 Program: Constant, Consistent, Communication with property owners, brokers, and developers
 - Targeted Conferences & Events for 2016
5. Huntley Outlet Center – Gruen Gruen + Associates Report
6. Review of 2010 Downtown Revitalization Plan Proposed Uses:
- Catty Property – Church Street: Staff reviewed the current state of the property and the possible uses which included townhouses.
 - Questions to consider for the redevelopment of the property:
 - Is the proposed multi-family land use designation as approved by the Village Board with the adoption of the 2010 Downtown Revitalization Plan still acceptable?
 - If the multi-family land use designation is no longer acceptable, should the existing factory building be preserved when the site is redeveloped?

Trustee Goldman asked if the townhouse development would be a rental as the Village does not have a lot of rental units. Director Nordman replied that would be a future decision of the Village Board.

Trustee Leopold asked how many townhouse units were proposed. Director Nordman stated that about 20 were noted on the proposed plan but that too would be a future decision of the Village Board.

Trustee Piwko asked about the status of the existing Catty building and noted the Star Line building in Harvard and using the Catty building for that type of use would draw people to the downtown.

Trustee Leopold stated that he would prefer to raze the building and build residential.

Mayor Sass stated that he would agree with Trustee Leopold if it was a different building but that he would like the Catty building saved as it has so much history. Mayor Sass stated that the Catty building would be a good destination location such as a micro-brewery and/or a live music venue or a restaurant

that would want to be downtown. Trustee Leopold replied that if a business goes in and does not make it the property is then blighted but if residential goes in it can be re-used.

Village Manager Johnson noted that all three (3) parcels are currently listed for \$830,000 to \$840,000 and noted that the Village Board may want to consider rezoning the parcels as there has been some interest in a couple of unwanted-type businesses. Director Nordman reported that the property owner is willing to rezone the property.

Trustee Westberg noted that the north end of the one building is dilapidated and suggested it be removed.

Trustee Goldman asked about the status of the inside of the main building. Director Nordman stated that it was pretty wide open.

Village Manager Johnson noted that the AT&T building is going to be in the way regarding redevelopment on South Church Street.

Director Nordman stated that the plan is to focus on the core of the downtown first and then move onto areas like Catty.

Village Manager Johnson stated that Staff will focus on downtown property maintenance issues such as the Donahue house.

Mayor Sass asked for the Board's consensus on providing incentives for Catty or the Donahue house; it was the consensus of the Village Board to consider incentives for these properties.

Trustee Kanakaris asked about the Village purchasing some of the properties and asked if other municipalities do this; Village Manager Johnson reported that East Dundee has purchased properties. Trustee Leopold stated that it would then be the Village's responsibility to manage it and that would not work for the Village.

Trustee Kanakaris stated that he would like the Catty property zoned for mixed use with maybe a brewery and shops and residential on the 3rd floor. It was the consensus of the Board to allow a 3-story building. Trustee Goldman stated that the Catty building reminds her of the Star Line in Harvard and that the Village needs places downtown for people to visit.

It was the consensus of the Board to zone the property for mixed use. Trustee Kanakaris stated that the property should be rezoned as soon as possible.

- Old School Site – Route 47 at Mill Street – Staff reviewed the anticipated uses of Commercial, Parks and Open Space, Single-family Residential and Multi-family Residential.
- In the context of the proposed plan, is multi-family an acceptable use?
 - a. Is a 3-story building acceptable?
 - b. Is a 4-story building acceptable?

The Board concurred that Multi-family residential would be appropriate the center of the site and the allowed height of the buildings would depend on the aesthetics of the building.

Director Nordman reported that the Huntley Fire Protection District is interested in three (3) acres of the south portion of the old school site.

Village Manager Johnson reported that there is interest for a Multi-family development at the west side of Reed Road at Route 47.

- Would duplexes be acceptable on Lincoln Street, rather than single family residential?

Village Manager Johnson noted that it is anticipated that stormwater detention will use two to three acres of the site which would mean that duplexes would probably be the best residential use on the site. Trustee Kanakaris stated that he would support upper-scale duplexes. Trustee Kanakaris asked what the amount the bank was selling the property; Village Manager Johnson stated \$2.6 million.

7. 2020 Vision

Huntley will be a leader in the Chicago Metropolitan Region and the location of choice for residents, businesses and visitors, offering a wide range of housing options, shopping and dining opportunities, employment centers, educational opportunities and entertainment venues.

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

UNFINISHED BUSINESS: None

NEW BUSINESS: None

EXECUTIVE SESSION: None

ACTION ON CLOSED SESSION ITEMS: None

ADJOURNMENT:

There being no further items to discuss, the workshop adjourned at 1:33 p.m.

Respectfully submitted,

Barbara Read
Recording Secretary