

**VILLAGE OF HUNTLEY
VILLAGE BOARD MEETING
April 10, 2014
MINUTES**

CALL TO ORDER:

A meeting of the Village Board of the Village of Huntley was called to order on Thursday, April 10, 2014 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, Nick Hanson, Niko Kanakaris, John Piwko and JR Westberg.

ABSENT: Trustee Harry Leopold

IN ATTENDANCE: Village Manager David Johnson, Assistant Village Manager Lisa Armour, Management Assistant Barbara Read, Director of Development Services Charles Nordman, Director of Finance and Human Resources Jennifer Chernak and Village Attorney Mike Coppedge.

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

PUBLIC COMMENTS:

Mr. James G. McConnell, 9845 Williams Drive, Huntley, member of the Huntley Chamber of Commerce Construction Committee asked the Board to consider adding conditions to the proposed Weber annexation agreement to use a minimum number of Huntley laborers or Huntley construction companies and businesses in the construction of their new facility.

CONSENT AGENDA:

(All items listed under Consent Agenda have been discussed at the Committee of the Whole and may be approved/accepted by one motion. The Village Clerk will number all Ordinances and Resolutions in order, following approval)

- a) Approval of the March 6, 2014 Committee of the Whole and March 20, 2014 Committee of the Whole Meeting Minutes
- b) Approval of the April 10, 2014 Bill List in the Amount of \$263,473.47
- c) Approval of an Ordinance approving a Simplified Residential Zoning Variation for a building addition encroaching into the Rear Yard Setback – 13952 Redmond Drive
- d) Approval of an Ordinance approving a Simplified Residential Zoning Variation for a building addition encroaching into the Street-Side Setback – 12036 Sweetwater Lane
- e) Approval of a Resolution Accepting the Residential Parkway Tree Planting Bid from Acres Group for the Village's 2014 50/50 Parkway Tree Replacement Program
- f) Approval of a Resolution approving the Northern Illinois Governmental Electrical Aggregation (NIGEAC) Intergovernmental Agreement

- g) Approval of an Ordinance Authorizing the Approval and Execution of a Redevelopment Agreement between the Village of Huntley and Billitteri Enterprises, LLC for the Redevelopment of the Property at 11801 Main Street

Mayor Sass reported that the items on the Consent Agenda were discussed at the April 3, 2014 Committee of the Whole Meeting. Mayor Sass asked if the Village Board had any comments or changes to the Consent Agenda; there were none.

A MOTION was made to approve the Consent Agenda.

- MOTION:** Trustee Hanson
- SECOND:** Trustee Westberg
- AYES:** Trustees Goldman, Hanson, Kanakaris, Piwko and Westberg
- NAYS:** None
- ABSENT:** Trustee Leopold
- The motion carried: 5-0-1**

ITEMS REMOVED FROM THE CONSENT AGENDA:

- a) Approval of the March 13, 2014 Village Board Meeting Minutes

Mayor Sass reported that the March 13, 2014 Minutes were removed from the Consent Agenda because Trustee Kanakaris was absent. 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 13, 2014 Village Board Minutes.

- MOTION:** Trustee Westberg
- SECOND:** Trustee Hanson
- AYES:** Trustees Goldman, Hanson, Piwko and Westberg
- NAYS:** None
- ABSENT:** Trustee Leopold
- ABSTAIN:** Trustee Kanakaris
- The motion carried: 4-0-1-1**

ITEMS FOR DISCUSSION

- h) Conceptual Review of a Proposed Site Plan and Elevations for a Light Industrial Park on 131 acres on Freeman Road and Referral to the Plan Commission to begin the formal development review process

Director of Development Services Charles Nordman reviewed a Power Point Presentation and reported Weber-Stephen Products (Weber), the maker of Weber® grills, is proposing to build a 757,120 square foot global distribution center on property located outside the Village limits immediately east of the Huntley Outlet Center. The current property owner, Component Management Group, LLC, is seeking to annex approximately 131 acres. Duke Realty Limited Partnership (Duke) would serve as developer of the 89.76 acre site, which would allow for the initial construction of the 757,000 square foot building for Weber with the ability to expand in the future by another 405,600 square feet of space. The remaining portion of the property to be annexed would include a lot along Freeman Road of 3.5 acres and a 30.11 acre lot that could accommodate up to another 270,000 square feet of light industrial space. The remaining acreage would be utilized for stormwater management or undeveloped flood plain.

Staff Analysis

The Village's comprehensive plan identifies this area for business park development. Development of the property will require annexation and rezoning to Office/Research/Industrial (ORI), which allows for the development of office, research, and light industrial uses.

Since 1996, Weber has occupied approximately 625,000 square feet of space on Oak Creek Parkway behind Jewel/Osco. About 400,000 square feet is used for distribution operations and the remaining 225,000 square feet is used for manufacturing operations. Upon completion of the new distribution facility and subject to continued economic growth, Weber plans to convert over time most of the distribution space on Oak Creek Parkway to manufacturing, resulting in the creation of up to 450 new manufacturing jobs. The proposed 757,120 square foot distribution facility would result in the addition of approximately 75 warehouse jobs. Jobs include permanent and seasonal full-time equivalent positions.

Site Plan

The proposed site plan for the Weber lot would develop the site with a 757,120 square foot distribution facility. The building would have the ability to expand by an additional 405,600 square feet for a total of 1,162,720 square feet. Office space for the facility would be located at the northwest corner of the building so to front Freeman Road. The east building elevation will consist of 83 truck docks and the west elevation will have 66 truck docks.

Trucks entering the Weber site would utilize the private cul-de-sac (Weber Drive) and then exit the site using the driveway on Freeman Road which is located at the northeast corner of the Weber site. The employee parking lot at the front of the building would also be accessed from Freeman Road. To accommodate the proposed development, Freeman Road would be widened to three lanes across the frontage of the Weber site. This will include eastbound and westbound lanes and a center turn lane. A right turn lane for eastbound traffic would also be constructed at Weber Drive. A traffic study has been submitted by the petitioners and is currently being reviewed by Staff as part of the formal Development Application.

The site plan also creates lots of 3.5 acres and 30.11 acres for future development. Conceptual site plans for these lots are shown on the overall site plan to illustrate possible layouts. The current owner, Component Management Group, will retain these lots and likely market them for sale. Final Planned Unit Development approval will be required for these lots in the future when a purchaser/user has been found. The 3.5 acre lot will be located along Freeman Road, directly east of the Weber site, and has the potential to accommodate an approximately 40,000 square foot office building. The 30.11 acre lot would front on Weber Drive and could accommodate approximately 270,000 square feet of warehouse/distribution.

The development would require the following:

- Annexation
- Map Amendment to rezone the property to ORI
- Special Use Permit for Preliminary Planned Unit Development (PUD)
- Preliminary Plat of Subdivision
- Final Plat of Subdivision and Final PUD

Financial Impact

Weber is currently in the due diligence process and purchase of the property is contingent upon a business development agreement with the Village and other taxing bodies.

Legal Analysis

The Village Attorney and Staff are currently reviewing an Annexation Agreement for the 131 acre site.

Director Nordman reported that representatives from Weber-Stephen Products and Duke Realty were in attendance.

Mr. Dean Duffy, Executive VP Global Supply Chain, Weber-Stephen Products thanked the Village Board for allowing them to attend the meeting and noted that the Village and Weber have had a great relationship since 1996.

Mr. Ryan O’Leary, Vice President Leasing & Development, Duke Realty, gave an overview on Duke Realty and stating that it was an \$8 Billion public company. Mr. O’Leary also introduced Mr. Wilfrid Freve, Senior Development Services Manager from Duke Realty.

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

Trustee Piwko confirmed that there would be three (3) driveway entrances on Freeman Road; Director Nordman reported that there would be three (3) entrances and possibly a fourth. Trustee Piwko also stated that the sign on the Tollway side of the building should be larger than proposed.

Trustee Kanakaris stated that it will be great to have them investing in the community and was excited about the job creation in the Village.

There were no other comments or questions.

It was the consensus of the Village Board to refer Weber-Stephen Products to the Plan Commission to begin the formal development review process.

VILLAGE ATTORNEY’S REPORT: None

VILLAGE MANAGER’S REPORT: None

VILLAGE PRESIDENT’S REPORT:

Mayor Sass reported that staff distributed a press release just received that afternoon from Governor Quinn announcing Amtrak service from Chicago to Rockford with a stop in Huntley. Mayor Sass outlined the Village’s history on this project:

- May 2010, the Village Board passed a resolution in support of the location of an Amtrak station in the Village and continued to work with state and federal elected officials.
- Fall, 2010 – the Village held a petition drive in support of a Huntley Amtrak station and nearly 4,000 signatures were collected and sent to Governor Quinn, Representative Tryon and Senator Althoff.
- 2011 – IDOT announced that another route south of Huntley had been chosen, eliminating Huntley from service
- April 10, 2014 – Governor Quinn announces the restart of Amtrak service between Chicago and Rockford starting in 2015 with Huntley as one of the locations for a stop. Service will start with one Chicago to Rockford round trip per day.

UNFINISHED BUSINESS: None

NEW BUSINESS: None

EXECUTIVE SESSION:

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

A MOTION was made at 7:20 p.m. to enter into Executive Session for e) Collective Bargaining.

MOTION: Trustee Kanakaris

SECOND: Trustee Hanson

The Voice Vote noted all ayes and the motion carried.

A MOTION was made at 7:43 p.m. to exit Executive Session.

MOTION: Trustee Kanakaris

SECOND: Trustee Westberg

The Voice Vote noted all ayes and the motion carried.

ACTION ON CLOSED SESSION ITEM: None

ADJOURNMENT:

There being no further items to discuss, a MOTION was made to adjourn the meeting at 7:44 p.m.

MOTION: Trustee Westberg

SECOND: Trustee Goldman

The Voice Vote noted all ayes and the motion carried.

Respectfully submitted,

Barbara Read
Recording Secretary