

**VILLAGE OF HUNTLEY  
COMMITTEE OF THE WHOLE MEETING  
May 1, 2014  
MINUTES**

**CALL TO ORDER:**

A meeting of the Committee of the Whole of the Village of Huntley was called to order on Thursday, May 1, 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, 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, Village Engineer Tim Farrell and Village Attorney Mike Coppedge.

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

**PUBLIC COMMENTS:**

James McConnell, 9845 Williams Drive, Huntley read a statement of support for the Weber-Stephen/Duke Realty project.

**SPECIAL PRESENTATION:**

- a) Historic Preservation Month Proclamation

Mayor Sass read the following proclamation into the record:

National Historic Preservation Month

WHEREAS, historic preservation is an effective tool for managing growth, revitalizing neighborhoods, fostering local pride and maintaining community character while enhancing livability; and

WHEREAS, historic preservation is relevant for communities across the nation, both urban and rural, and for Americans of all ages, all walks of life and all ethnic backgrounds; and

WHEREAS, it is important to celebrate the role of history in our lives and the contributions made by dedicated individuals in helping to preserve the tangible aspects of the heritage that has shaped us as a people; and

WHEREAS, “*New Age of Preservation: Embark, Inspire, Engage*” is the national theme for the celebration of Preservation Month; and

WHEREAS, “*Look at Local History*” is the theme throughout McHenry County, Illinois, being held in conjunction with National Historical Preservation Week;

NOW, THEREFORE, I, Charles H. Sass, Mayor of the Village of Huntley, do proclaim May 2014, as National Historic Preservation Month, and call upon the people of the Village to join their fellow citizens across McHenry County in recognizing and participating in this special observance.

**ITEMS FOR DISCUSSION:**

- a) Discussion – Approval of the May 8, 2014 Bill List in the amount of \$185,090.64

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

***It was the consensus of the Committee of the Whole to forward on to the Village Board for approval the May 8, 2014 Bill List in the amount of \$185,090.64.***

- b) Discussion - Consideration of an Ordinance Approving (i) a Plat of Resubdivision and (ii) Site Plan Review including approval of such relief and (iii) waiver of fees to accommodate the proposed office/warehouse facility at 13700 George Bush Court

Director of Development Services Charles Nordman reviewed a Power Point Presentation and reported that the contract purchaser of the subject property, Cargo Equipment Corporation, was founded in 1962 and is a leading supplier of load securement equipment and supplies. On behalf of Cargo Equipment, Reiche Construction Inc. is requesting the resubdivision of the Business Park – Planned Development District (BP-PDD)-zoned property known as Lot 5, Corporate Park – Phase 3 into two lots. The resulting Lot 1 is the 2.4-acre property proposed for location of the Cargo Equipment facility. Lot 2, the remaining 29.62 acre portion of the subdivision, will include approximately 2.7 acres of dedicated wetland and will be utilized for storm water management. Site Plan Review and relief necessary from the BP-PDD zoning district requirements is also requested to accommodate construction of Cargo Equipment Corporation’s 40,000 square foot Office/Warehouse facility at the southeast corner of Jim Dhamer Drive and George Bush Court.

*Plat of Resubdivision*

The proposed Resubdivision for Lot 5, Corporate Park – Phase 3 entails dividing the subject property into two Lots; Lot 1, a 2.4 acre tract to be developed as the Cargo Equipment Corp. facility; and Lot 2 is the residual 29.62-acre property to the east. Both resulting lots meet the requisite one (1) acre minimum lot size within the “BP-PDD” Business Park – Planned Development District.

*Site Plan Review*

The Cargo Equipment Corp. site plan for the proposed 40,000 square foot office/warehouse facility includes two ingress/egress drives from George Bush Court. The southernmost drive serves the loading docks, rear fifteen (15) stall parking area and rear entrance to the facility. The northernmost driveway, near Jim Dhamer Drive, serves the thirty-four (34) parking space parking lot adjacent to the main entrance to the building.

*Parking*

Section 156.106 of the Zoning Ordinance requires 44 parking spaces for the 40,000 square foot building. The site plan proposes forty-nine (49) parking stalls including three (3) accessible spaces (fourteen (14) of these spaces will be land-banked along the southern drive aisle).

*Building Elevations*

The primary building materials are insulated precast wall panels. The facility’s masonry dumpster

enclosure is located adjacent to the 12'-0" x 14'-0" overhead door on the south side of the building between the four (4) bay loading dock, with four (4) 9'-0"-wide x 10'-0"-high overhead doors, and the building's rear entrance.

### *Lighting*

The rear parking area includes a single shoebox fixture mounted on a twenty-five (25) foot tall pole adjacent to the rear parking area. The remaining portion of the site is illuminated by a series of six (6) similar wall-mounted versions of the pole-mounted light fixture situated upon the front and rear of the building. The site lighting photometric plan indicates a 2.8 foot-candle average and 0.5 foot-candle at the perimeter which both meet the lighting ordinance of a minimum 2.0 foot-candle average for the site and 0.5 foot-candle maximum at the perimeter.

### *Landscaping*

The landscape plan submitted for the site includes foundation, perimeter plantings, trees and irrigation to be installed along the frontages of Jim Dhamer Drive and George Bush Court, thereby meeting or exceeding the requirements of the Village's Landscape Ordinance.

### *Signage*

No signage was submitted for the proposed facility. Per the Village's Sign Regulations wall signs shall not exceed one square foot for each linear foot of street frontage and grounds signs shall be no greater than 80 square feet with two (2) square feet of landscaping at the base or the sign for each square foot of sign area. All wall, ground and directional signage are subject to a separate permit and review process.

## REQUIRED RELIEF

The following relief from the Zoning Ordinance is required for the proposed development plans:

### *Site Plan*

- i. Per Huntley Zoning Ordinance Section 156.063 (BP) Business Park District (B) Uses. (2) *Parking and Roadway Layouts for the BP District*. (2) Curb cuts for non-divided driveways shall not exceed 25 feet. The rear driveway is 30 feet wide, therefore, five (5') feet of relief is necessary from this requirement.
- ii. Per Section 156.063 (BP) Business Park District (C) Site Standards (5) *Parking/Drive Setbacks*. (d) Abutting a street: 25 feet minimum is required, as proposed the parking lot abutting George Bush Court is 15.2 feet, thereby requiring 9.8 feet relief.
- iii. Per Section 156.063 (BP) Business Park District (C) Site Standards (5) *Parking/Drive Setbacks*. (e) Abutting a landscape zone: 10 feet minimum is required, as proposed the parking lot abutting Lot 2 is 8.5 feet, thereby requiring 1.5 feet relief.
- iv. Per Section 156.063 (BP) Business Park District (C) Site Standards (5) *Parking/Drive Setbacks*. (f) To buildings – Front: 20 feet minimum is required, as proposed the parking lot adjacent to Jim Dhamer Drive is 10 feet from the building, requiring 10 feet relief.

### Plan Commission Recommendation

The Plan Commission reviewed the petition at a public hearing on April 14, 2014. No one offered testimony in opposition to the request. The Plan Commission unanimously recommended approval by a 05.01.14 COW Minutes

vote of 6-0, subject to the following conditions:

1. All public improvements and site development must occur in full compliance with the submitted plans (see list of exhibits) and all other applicable Village Municipal Services (Engineering, Public Works, Planning and Building) site design standards, practices and permit requirements.
2. The petitioners will comply with all final engineering plans which will require approval from the Village Engineer and Development Services Department.
3. The Village of Huntley will require adherence to Illinois drainage law and best management practices for stormwater management.
4. The petitioner shall obtain final approval of the Landscape Plan from the Development Services Department.
5. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
6. No building plans or permits are approved as part of this submittal.
7. No sign permits are approved as part of this submittal.

Including the following additional condition:

8. The petitioner shall confirm the geometry on the south side of the site is adequate for truck circulation.

Following the Plan Commission meeting, the Development Services Department Staff confirmed the AutoTURN exhibits for the site will accommodate tractor trailer circulation on the south side of the subject site.

#### Financial Impact

Cargo Equipment's new 40,250 square foot Huntley facility, valued at approximately \$3,300,000, will provide twenty-two (22) employment positions when it opens and will add an additional 25 jobs when operating at full capacity. The firm will completely relocate all operations from its current Elgin site to Huntley upon completion of the new facility. Cargo Equipment's relocation is necessary due to the need for additional space (the firm's new Huntley will be over twice the size of the firm's current Elgin facility). The benefits associated with being located close to an interstate highway are also important as a significant portion of Cargo's customer base is derived from the trucking industry.

The petitioners have requested that \$15,000 in building permit fees and \$12,516 in water/sewer tap-on fees be waived. In addition a \$2,500 moving expense is requested. It is estimated that the Village's share of the annual property taxes (upon expiration of the TIF) will be \$6,000 and the Village's share of annual sales tax revenue will be approximately \$3,750 until the expiration of the TIF. After expiration the Village's share is estimated to be \$7,500.

Director Nordman reported that Adam Reiche was in attendance to answer questions.

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

Trustee Hanson stated that he would like the grey vertical feature to go across the building so it looks better to the nearby homes and he would like the size of the trees to be increased from 2.5” caliper to 5.0” in caliper.

Trustee Piwko stated that he liked the plans as presented.

Trustee Leopold stated that the building will be far from Sun City and Dhamer Drive so it is not important to change the outside of the building; Trustee Leopold stated that he would support an increase in the size of the trees.

Trustee Kanakaris stated that he supports installing larger trees and asked about the limited parking lot lighting. Director Nordman stated that there was also building mounted lighting.

Trustee Westberg stated that he would like larger trees planted.

Mayor Sass summarized the Committee’s requirement for the project was to install 5.0” caliper trees in place of the proposed 2.5” caliper trees. Staff will include the requirement on the list of conditions for approval.

***It was the consensus of the Committee of the Whole to forward on to the Village Board for approval an Ordinance for (i) Plat of Resubdivision and (ii) Site Plan Review including approval of such relief and (iii) waiver of fees and relocation expense reimbursement to accommodate the proposed office/warehouse facility at 13700 George Bush Court/Cargo Equipment Corporation.***

The following items were reviewed under one (1) presentation:

- c) Discussion – Consideration of an Ordinance Annexing approximately 131 acres adjacent to the south boundary of Freeman Road and immediately east of and adjacent to the Huntley Outlet Mall as requested upon the application of co-petitioners Component Management Group, LLC, Weber-Stephen Products LLC and Duke Realty Limited Partnership to the Village of Huntley Kane and McHenry Counties
- d) Discussion – Consideration of an Ordinance Rezoning Upon Annexation approximately 131 acres adjacent to the south boundary of Freeman Road and immediately east of and adjacent to the Huntley Outlet Mall from “F” Farming in Kane County to “ORI-PUD” Office / Research / Industrial Planned Unit Development and Preliminary Plat of Subdivision, Preliminary Planned Unit Development, and Special Use Permit for Component Management Group, LLC, Weber-Stephen Products LLC and Duke Realty Limited Partnership
- e) Discussion – Consideration of an Ordinance Authorizing the Execution of an Annexation Agreement for approximately 131 acres adjacent to the south boundary of Freeman Road and immediately east of and adjacent to the Huntley Outlet Mall with Component Management Group, LLC, Weber-Stephen Products LLC and Duke Realty Limited Partnership
- f) Discussion – Consideration of an Ordinance Authorizing the Approval and Execution of a Business Development Agreement between the Village of Huntley, Duke Realty Limited Partnership and Weber-Stephen Products LLC

Village Manager David Johnson reviewed a Power Point Presentation and reported that 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 57.58 acre site, which would allow for the initial construction of the 757,120 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 which could accommodate up to a 40,000 square foot office building and three lots along the new Weber Drive (private roadway) of 15.69 acres, 7.56 acres, and 6.86 acres. The three lots along Weber Drive could accommodate up to a total of 270,000 square feet of light industrial space. The remaining acreage would be utilized for stormwater management or undeveloped floodplain.

Village Manager Johnson reported that a Public Hearing will be conducted on Thursday, May 8<sup>th</sup> regarding the annexation.

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, Weber plans to convert most of the distribution space on Oak Creek Parkway to manufacturing operations.

#### Required Approvals

The proposed development of the 131 acre property requires the following approvals from the Plan Commission and Village Board:

- Annexation and Annexation Agreement
- Map Amendment to Rezone to ORI-Office/Research/Industrial District
- Special Use Permit for Preliminary Planned Unit Development (PUD)
- Preliminary Plat of Subdivision

Following approval of the above actions, the petitioners will be required to submit a Final Plat of Subdivision and Final Planned Unit Development for each site. It is anticipated that the Final Plat of Subdivision for the entire site and Final PUD for the Weber site will be submitted immediately following the preliminary approvals and annexation by the Village Board.

#### Annexation and Annexation Agreement

The petitioners are requesting annexation of approximately 131 acres. Key public improvements addressed in the annexation agreement are as follows:

- Freeman Road Improvements - widening from a 2-lane cross-section to a 3-lane cross section from approximately the west property line of the subject property to the eastern exit drive from Weber's truck court and then tapering back to the existing 2-lane cross section. In addition, two right-turn deceleration lanes will be installed; one at proposed Weber Drive and the other at the proposed employee/visitor entrance to Weber's employee parking lot. A right turn deceleration lane shall be added at the existing Weber private driveway opposite Automall Drive.

The agreement provides for the Village to act as the local sponsor for an Economic Development

Program grant of \$518,494 from the Illinois Department of Transportation to assist with the estimated \$1.2 million cost of the roadway improvements, with the developer responsible for the remaining costs.

- Water Main – installation of two 12-inch diameter water mains from Factory Shops Boulevard to the site. Installation of a 12-inch diameter water main along the south side of Freeman Road and installation of 10-inch diameter water main along the east side of Weber Drive and a 10-inch diameter water main loop around the proposed 750k SF distribution center for Weber, with water main stubbed to Lots 2, 3, 4, and 5.
- Sanitary Sewer – installation of 10-inch diameter sanitary sewer from a point approximately 1,200 linear feet west of Factory Shops Boulevard to the site. A combination of 10-inch and 8-inch diameter sanitary sewer installed along the west side of Weber Drive and an 8-inch diameter sanitary sewer installed across the north side of Weber facility for service to Weber and stubbed to Lot 5.

The agreement provides for grading and site work to begin, at the developer's risk, prior to final PUD and final plat approval.

#### Business Development Agreement

A Business Development between the Village and Weber-Stephen/Duke Realty is proposed that provides for the following assistance to secure the location of the new distribution center in Huntley and for the conversion of the existing facility to manufacturing:

- Annexation fee of \$500 per acre (\$65,500)
- Capital development fee of \$3,000 per acre credited towards cost of Freeman Road improvements (\$393,000)
- Waiver of water and sewer tap-on fees for the Weber distribution center (approximately \$12,000)
- A 50%, 5-year property tax abatement, estimated at \$35,000 per year for the new Weber distribution center (total value over 5 years - \$175,000); The abatement is tied to job retention and creation criteria that must be met by Weber during the course of the abatement period and occupancy of the facility for the 12-year lease period
- Should Weber not meet the deadline to commence construction or the job retention/ creation requirements, the agreement includes provisions for the Village to recover all or a portion of the incentives

Director of Development Services Charles Nordman continued the Power Point Presentation and reported on the following:

#### Map Amendment

Section 156.022 of the Village's Zoning Ordinance states that any land annexed to the Village shall be classified in the RE-1 Residential Estate District except as may be provided for by an annexation agreement. The proposed annexation agreement would immediately rezone the property upon

annexation to ORI Office/Research/Industrial. The proposed rezoning to ORI allows for the development of office, research, and light industrial uses. The proposed use and zoning designation is consistent with the Village’s Comprehensive Land Use Plan adopted in June, 2005.

Preliminary Plat of Subdivision

The proposed Preliminary Plat of Subdivision will subdivide the 131 acre site into five (5) lots and two (2) outlots dedicated for stormwater management. The following is a summary of the proposed lots/outlots:

	<b>PROPOSED USE</b>	<b>LOT AREA</b>
Lot 1	Weber	57.58 acres
Lot 2	Future Development	15.69 acres
Lot 3	Future Development	7.56 acres
Lot 4	Future Development	6.86 acres
Lot 5	Future Development	3.51 acres
Outlot A	Stormwater Management	20.24
Outlot B	Stormwater Management	11.95 acres
<b>TOTAL</b>		<b>123.39 acres*</b>

\*the total acreage does not include 6.8 acres of wetland along Freeman Road.

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 2 – 4 do not front on a publicly dedicated street as required by the Subdivision Ordinance; however, each lot will front Weber Drive which is a private roadway to be maintained by the property owner.

The proposed preliminary plat of subdivision does not include a 6.8 acre wetland parcel adjacent to Freeman Road. This parcel must be included as part of the proposed plat of subdivision since it is being annexed into the Village as part of this development. Staff will require this 6.8 acre parcel to be included as part of the proposed final plat of subdivision.

Special Use Permit for Preliminary Planned Unit Development

The proposed site plan for the Weber lot would develop Lot 1 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 site plan also creates a lot along Freeman Road of 3.5 acres and three lots along the new Weber Drive (private roadway) of 15.69 acres, 7.56 acres, and 6.86 acres for future development. The current owner, Component Management Group, will retain these lots and likely market them for sale. Preliminary and Final PUD approval will be required for these lots in the future when a purchaser/user has been found. The 3.5 acre lot located along Freeman Road, directly east of the Weber site, has the potential to accommodate an approximately 40,000 square foot office building. The three (3) lots along Weber Drive could accommodate a total of approximately 270,000 square feet of office/research/industrial users.

***Building Elevations***

The proposed building materials are primarily insulated precast wall panels as illustrated on the color renderings. The office/showroom will be located at the northwest corner of the building which will include a tinted glass entry. The east building elevation will consist of 83 truck docks and the west



elevation will have 66 truck docks. Roof top mechanical equipment will be screened by equipment screens produced by Envisor Screening Systems.

### *Landscaping*

The Preliminary PUD submittal includes a landscape plan that provides the general framework for the preparation of a final landscape plan that will be submitted with the Final PUD. The proposed landscape plan provides berms across the Freeman Road frontage ranging between seven (7) to ten (10) feet in height. A mix of evergreen and shade trees will be planted at the top of the berms. A stormwater pond is proposed at the northwest corner of the Weber site, near the intersection of Freeman Road and Weber Drive. The northwest corner of the Weber site also includes an outdoor gather space. The open space surrounding the paved gathering area will include a mix of shade and ornamental trees. Street trees will be planted in accordance with Ordinance requirements across the frontage of the Weber property and portions of Lot 2 with the remaining street trees along Weber Drive to be planted as the remaining lots are developed.

The combination of grading and evergreen trees is intended to screen the development from the residential properties across Freeman Road to the northeast. Landscape screening along the east property line of the Weber property will primarily consist of evergreen trees with shade trees evenly distributed along the property line. Specific sizes and species of plant materials are required to be provided as part of the landscape plan to be submitted with the Final PUD. Similar to the east property line, the west property line will primarily use evergreens to screen the truck loading/parking area from Weber Drive with shade trees evenly distributed along the property line.

The truck loading/parking area will be enclosed with fencing and access to the area will be controlled by manned checkpoints with gates at the entrance and exit. Proposed fencing includes ornamental fencing at the front of the facility (the extent of the ornamental fencing is depicted on the landscape plan) and color coated chain link fence surrounding the remainder of the site. All fencing would be eight (8) feet in height.

### *Signage*

The petitioners are proposing a total of four signs on the Weber site. These signs include two wall signs and two ground signs. The proposed wall signs would be located on the north and south building elevations. The wall sign on the north elevation will be located over the main entrance to the office space (facing Freeman Road) and will measure approximately 260 square feet in area. The wall sign to be located on the south building elevation will face Interstate 90 and will measure approximately 2,000 square feet in area. Both signs are illustrated on the proposed building elevations.

The proposed ground signs will be located adjacent to the Freeman Road / Weber Drive intersection and the other will be located adjacent to Freeman Road and the entry to the employee/visitor parking lot. These signs are similar in appearance and will each measure six (6) feet in height by twelve (12) feet in width.

### *Parking*

The 757,120 square foot facility would require 464 parking spaces (assuming 10,000 square feet of office space). The proposed site plan provides a total of 295 parking spaces. This includes 154 parking spaces to be provided on opening day with an additional 141 parking spaces to be landbanked for future construction as needed. Based on the Village's Zoning Ordinance a total of 464 parking spaces are required. Weber has indicated in their Traffic Analysis that the largest shift will have 85 employees (85 employees on first shift and 45 employees on second shift); therefore, they are requesting to reduce the

required number of parking spaces to better match the actual number of employees in the facility at any one time.

#### *Roadway Improvements and Traffic Study*

The proposed Weber development would include three new access driveways onto Freeman Road. Two would be for Weber use only while the third would be shared with potential future development on the west side of the site. Freeman Road would be improved across the entire frontage to provide a continuous left-turn lane to support the new access points and two of these locations would include a right-turn lane to minimize the impact of the development on those using the Freeman Road corridor today. The developer team would also be responsible for coordinating with the Illinois Department of Transportation to make adjustments to the traffic signal at IL 47/Freeman Road to make sure the additional car and truck traffic can be accommodated. Staff is also requiring that a right-turn deceleration lane be added at the existing Weber access driveway (opposite Auto Mall Drive).

Based on the traffic study provided by the development team, the Weber warehouse is likely to add approximately 160 and 270 vehicles respectively in the morning and evening rush hour periods – roughly doubling the traffic there today. Of these, 55 are likely to be large trucks. The proximity of the IL Route 47 and I-90 corridors suggest that the vast majority of the traffic generated (both car and truck) will come to and from the west on Freeman Road. With the improvements proposed, the traffic study projects that all the access driveways will operate at acceptable levels with no trucks queuing onto Freeman Road.

#### *Requested Relief*

The following relief is requested from the requirements of the Village's Zoning Ordinance as part of the Preliminary Planned Unit Development:

1. Section 156.046(C)(5) of the Zoning Ordinance requires a minimum side yard setback of 10 feet for parking lots. The petitioner is proposing a minimum side yard setback of 5 feet.
2. Section 156.106(C)(5)(c) of the Zoning Ordinance limits the width of curb cuts to 25 feet in width. The petitioner is requesting relief to allow curb cuts greater than 25 feet.
3. Section 156.106(C)(6)(a) of the Zoning Ordinance requires that an average minimum illumination of two (2) foot candles is provided in parking lots. The petitioner is requesting relief to provide an average minimum illumination of one (1) foot candle.
4. Section 156.106(H) of the Zoning Ordinance provides parking requirements for specific land uses. The petitioner is requesting that the parking requirements not apply to the Weber facility; however, if future use of the facility changes, the Village reserves the right to re-evaluate the required parking.
5. Section 156.122(D) of the Zoning Ordinances allows one (1) ground sign per lot. The petitioner is requesting relief for two (2) ground signs on the Weber lot.
6. Section 156.123(A) of the Zoning Ordinance limits the total surface area of all wall signs on a building and shall not exceed one (1) square foot for each lineal foot of the building's frontage. The petitioner is requesting relief to allow a wall sign on the south elevation (facing the Tollway) to not exceed 2,000 square feet.
7. Section 156.123(D) of the Zoning Ordinance limits the number of wall signs to one per street frontage. The petitioner is requesting relief to allow a second wall sign on the south elevation (facing the Tollway).
8. Section 156.150 of the Zoning Ordinance requires that a treescape (tree protection) plan be submitted for review by Village Staff. The petitioner is requesting to not provide a treescape

- plan, but rather provide a Tree Protection Plan indicating the limits of existing vegetation (not individual trees), and zones where trees are to be protected by the installation of protective fence.
9. Section 156.151(G)(7) of the Zoning Ordinance requires that shade trees be provided at the equivalent of 75 feet apart along a non-residential property line. The petitioner is requesting to provide plantings in accordance with the Landscape Plan which proposes the use of evergreen trees to better screen the facility.
  10. Section 156.151 of the Zoning Ordinance provides specific requirements for parking lot landscaping. The petitioner is requesting relief to landscape the interior of the parking lot in accordance with the Landscape Plan.
  11. Section 156.151(G)(12)(c) of the Zoning Ordinance requires that detention basins shall be landscaped with a minimum of one (1) tree for each 750 square feet of dry area land. The petitioner is requesting to provide landscaping adjacent to the detention basins in accordance with the Landscape Plan, rather than on the side slopes of the basins.

The following relief is requested from the requirements of the Subdivision Ordinance and is addressed within the Annexation Agreement:

1. Section 155.002(C) states that improvements shall not be made to a site prior to the final plat of subdivision and plans being approved by the Plan Commission and Village Board. The petitioner is requested to start site grading prior to approval of the final plat of subdivision.
2. Section 155.069(C) states that a request for final processing and acceptance of public improvements shall be made between April 1<sup>st</sup> and September 1<sup>st</sup>. The petitioners are requesting that a request for processing and acceptance be accepted between April 1<sup>st</sup> and November 1<sup>st</sup>.
3. The petitioners are requesting the option of using High Density Polyethylene for storm sewer. Section 155.133(A)(7) does not include High Density Polyethylene as an approved material.
4. Section 155.154 requires that valves be spaced no further apart than 600 feet apart. The petitioners are requesting valves to be spaced up to 1,200 feet apart as depicted on the preliminary engineering plans.
5. Section 155.178 requires that concrete curb and gutter are installed at the edge of roadway pavement. The petitioners are requesting to not install curb and gutter along Freeman Road.
6. Section 155.179 requires that the minimum longitudinal slope of a driveway shall be no less than 2%. The petitioners are requesting that a minimum longitude slope of driveways be 1%.

#### VILLAGE BOARD AND PLAN COMMISSION REVIEW

The Village Board reviewed the conceptual plans on April 10, 2014, and referred it to the Plan Commission to begin the formal development review and approval process. The Plan Commission conducted a conceptual review of the petition on April 14, 2014. The Plan Commission conducted the formal review and required public hearing for the petition on Monday, April 28, 2014. As a result of said hearing, consideration of testimony offered, and the taking of evidence, the Plan Commission voted unanimously to recommend approval to the Village Board by a vote of 6-0 subject to the following conditions:

1. All public improvements and site development must occur in full compliance with all applicable Village Municipal Services (Engineering, Public Works, Planning and Building) and approved Annexation Agreement site design standards, practices and permit requirements.
2. The petitioner must address all outstanding Development Services Department review comments prior to final consideration by the Village Board or as part of the final plans as previously referenced in this report.

3. All easements and or license agreements required for off-site utilities, including plats of easement and the design for the storm water facilities, necessary to support the development must be obtained prior to the execution of the final plat of subdivision.
4. The Village of Huntley will require adherence to Illinois drainage law and best management practices for storm water management. Weber-Stephen Products/ Duke Realty and Component Management, LLC and their agents and assignees are responsible for not increasing the rate of storm water runoff and will be required, to the extent practicable, to minimize any increase in runoff volume through “retention” and design of multi stage outlet structures.
5. Final approval of the landscape plans based upon proposed plans and tree survey for all respective phases of the development is required prior to approval of the final plats and final planned unit developments.
6. The Petitioner will work with Staff on a 5-year management plan for the native plantings in the detention areas.
7. The final Plat of Subdivision shall include all property to be annexed to the Village. This specifically includes the approximately 6.8 acre parcel adjacent to Freeman Road.
8. Required roadway improvements across the Freeman Road frontage of Lot 5 shall be reviewed in conjunction with an application for Preliminary/Final Planned Unit Development for Lot 5.
9. Improvements to allow two-way truck circulation on the existing Weber access driveway, across from Auto Mall Drive, shall be completed prior to the issuance of a final certificate of occupancy for the 757,120 square foot distribution facility. These improvements shall include the addition of a right-turn lane on Freeman Road.
10. Access 2 (driveway for employee/visitor parking lot) shall provide a right-turn deceleration lane.
11. Additional evergreens may be required on the Final PUD landscape plan for the Weber property depending on the size and species of the proposed evergreens used to screen the truck loading/parking area.
12. No stockpiling of excess materials, including soil/dirt, shall be permitted for longer than twelve (12) months from the time a Certificate of Occupancy is approved for the Weber facility, except as depicted on the site grading plans. Upon removal of any stockpile, the subject site shall be properly graded and seeded.
13. No building plans or permits are approved as part of this submittal.
14. No sign permits are approved as part of this submittal.

#### Financial Impact

Weber’s proposed expansion will have both direct and indirect economic benefits to the local economy. The most significant direct impact on the local economy will be the anticipated addition of approximately 500 new jobs. The new Weber distribution center will enable Weber to convert the majority of its distribution space at its existing facility to accommodate expanded manufacturing operations employing 725 manufacturing and support positions. The new distribution center itself will result in 75 distribution jobs. Weber’s expansion in the new facility is expected to generate as many as 250 construction jobs and the investment of tens of millions of dollars in new construction and equipment purchases over the next several years. Property taxes from the new GDC are anticipated to

result in \$70,000/year in new revenue to the Village and over \$1 million in new revenues to other area taxing bodies.

During that same timeframe, Weber's expansion is also anticipated to have a "multiplier effect" on the local economy generating demand for additional housing, dining and shopping. To support Weber's expanded operations, over 300 new area jobs are anticipated generating payroll in excess of \$12 million. As a result of the Weber announcement and completion of the Tollway interchange, inquiries for sites by other large industrial developers and investors, residential developers and retailers has occurred which, if converted to actual economic activity, would result in additional investments and employment.

Village Manager Johnson reported that Community School District 300 met earlier in the week and formally approved the tax abatement request.

#### Legal Analysis

The Village Attorney has reviewed the annexation agreement, and business development agreement, and all is in order for Village Board action.

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

Mr. Phil Zadeik, Weber-Stephen General Counsel, thanked the Village and stated that Weber-Stephen is happy to maintain their long relationship in the Village and cement its presence in Huntley. Mr. Zadeik stated that they would be happy to answer any questions.

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

Trustee Piwko stated that he loves the plans and expansion and agrees with all the requested relief except for Subdivision Ordinance relief of Section 155.178 which requires that concrete curb and gutter are installed at the edge of roadway pavement. Trustee Piwko stated that he would like the installation of curb and gutter along Freeman Road.

Trustee Leopold stated that he was happy with the plans and welcomed them to Huntley.

Trustee Hanson thanked the petitioners and asked that the tree size increase to 5.0" caliper on the North and West sides.

Trustee Westberg thanked the petitioners for coming to Huntley and for bringing jobs.

Trustee Goldman thanked the petitioners and stated that she approved of the plans.

Trustee Kanakaris stated that he appreciates the development and the jobs and stated that he agreed with Trustee Hanson regarding the landscaping. Trustee Kanakaris also stated that he would like the nicer fencing to go around the project instead of the chain link. Mr. William Freve, Duke Realty Project Manager stated that the ornamental fence will be located in the areas that will be viewed by the public and also stated that the chain link fencing is approximately one-half the cost of the ornamental fence and typically disappears from sight. Mr. Freve stated that the area of the proposed chain link fencing is approximately one-half mile long.

Trustee Goldman asked the distance was for what drivers would see from the I-90. Mr. Freve stated the distance is about two (2) football fields from the Tollway. Mr. Freve stated that the sides with truck docks will have significant trees and landscaping.

Trustee Kanakaris asked the length of the ornamental fencing along the three (3) parcels on the west side of the private road; Mr. Freve stated 50 feet. Trustee Hanson stated that he would like ornamental fencing along Weber Drive. Mr. Freve stated that the fencing will not be seen from the street due to the landscaping. Trustee Goldman stated that she is not concerned with the fencing and does not see it as an issue. Trustee Leopold and Trustee Piwko both stated that they approve of the proposed chain link fencing.

Trustee Hanson stated that he would like larger trees installed along Freeman Road and Weber Drive. Trustee Hanson stated that he would like 60 to 70 trees at the 5.0" caliper size and compared the site to the Centegra Hospital site. Mr. Freve stated that they will work with their landscape architect.

Trustee Piwko stated that Trustee Hanson was comparing apples to oranges by comparing Weber to Centegra as Centegra is surrounded by residential.

Village Manager Johnson asked if the Committee would like a condition added to the approval for the trees.

Trustee Kanakaris stated that there is a residential area across from the site. Village Manager Johnson stated that Staff made it clear to Weber the residential area across the street would require heavy landscape screening along Freeman Road.

Mr. Jeff Jacob, project engineer, reported that Freeman Road is 10-11 feet above the docks and along with the berm at the eastern corner which is another 9+ feet the view of the trucks and docks will be screened. He also stated that there are also 40 acres of wetland to the east that will remain undeveloped. Trustee Leopold also noted the large grove of Oak trees and asked if this will come back before the Board for final approval. Staff confirmed that this would come back for final plat and PUD approval.

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

***It was the consensus of the Committee of the Whole to forward on to the Village Board for approval the following individual ordinances and to conduct a public hearing for the proposed annexation:***

- ***Ordinance Annexing approximately 131 acres adjacent to the south boundary of Freeman Road and immediately east of and adjacent to the Huntley Outlet Mall as requested upon the application of co-petitioners Component Management Group, LLC, Weber-Stephen Products LLC and Duke Realty Limited Partnership to the Village of Huntley Kane and McHenry Counties***
- ***Ordinance Rezoning Upon Annexation approximately 131 acres adjacent to the south boundary of Freeman Road and immediately east of and adjacent to the Huntley Outlet Mall from "F" Farming in Kane County to "ORI-PUD" Office / Research / Industrial Planned Unit Development and Preliminary Plat of Subdivision, Preliminary Planned Unit Development, and Special Use Permit for Component Management Group, LLC, Weber-Stephen Products LLC and Duke Realty Limited Partnership***
- ***Ordinance Authorizing the Execution of an Annexation Agreement of approximately 131***

*acres adjacent to the south boundary of Freeman Road and immediately east of and adjacent to the Huntley Outlet Mall with Component Management Group, LLC, Weber-Stephen Products LLC and Duke Realty Limited Partnership*

- *Ordinance Authorizing the Approval and Execution of a Business Development Agreement between the Village of Huntley, Duke Realty Limited Partnership and Weber-Stephen Products LLC*

g) Discussion – Policy Direction Regarding Relocation of Overhead Utilities in Downtown Huntley

Assistant Village Manager Lisa Armour reported that as previously reported to the Village Board, staff has met with Ron Watson of Dry Utility Services in regard to a conceptual plan for the potential relocation of overhead utility lines on Main Street between Rt. 47 and Church Street as part of the downtown streetscape planning process.

The consultant has conducted an initial analysis of the dry utilities in the downtown and has had discussions with the utility companies to identify a conceptual plan for relocating the utility lines as well as developing a preliminary estimate of costs.

#### Financial Impact

Estimated cost to relocate utilities in Phase 1 is approximately \$350,000, plus the cost of individual service connections.

Assistant Village Manager Armour reported that Mr. Ron Watson was in attendance to present the plan.

Mr. Watson reviewed a Power Point Presentation and outlined the various phases.

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

Trustee Westberg asked if Dry Utility Services is a contractor or consultant; Mr. Watson stated that they are a consultant. Village Manager Johnson reported that Dry Utility Services was part of the team for the ComEd battle several years ago. Trustee Westberg stated that he liked the concept and that the downtown will look outstanding. Trustee Westberg asked how much of the cost will the Village need to contribute to ComEd or other utilities; Mr. Watson stated that the total cost will be incurred by the Village as it is an upgrade and not required.

Trustee Goldman asked how long the project would take; Mr. Watson stated that the project will take from six (6) to eight (8) months and that the challenge is that 100% of the work needs to be done by the utility companies. Trustee Goldman asked what happens to the areas where the poles will be removed. Mr. Watson reported that the holes will be restored to safe conditions. Trustee Goldman asked about service interruptions. Mr. Watson reported that there will be service interruptions but if coordinated well, they will not be substantial and the businesses can also use backup generators.

Trustee Leopold asked how many poles will be removed and replaced with a new sidewalk as previously discussed. Village Manager Johnson reported that the next step will include the street / sidewalk design. Trustee Leopold asked about an inventory of the properties affected in order to get a cost. Trustee Leopold also suggested looking into grant money.

Trustee Kanakarlis stated that he liked the plan but would like the poles also removed from behind the buildings as well. Village Manager Johnson reported that Staff can get the cost of that option, as well. Mr. Watson stated that they can look into the cost of burying the utilities but noted that the meters are owned by the individual unit owners and not ComEd and that each unit will have to be re-serviced as they are all different. Mayor Sass stated that he thought it would be a waste of funds to bury the lines in alleys.

Trustee Hanson stated that he would like the exact cost of doing all the improvements and if it is affordable to do it all at one time. Mayor Sass stated that depending on how quick the Trustees would like this project completed, the Village might have to borrow money. Mayor Sass asked Staff to put together the options and said that he would also prefer not to do this project in phases.

Village Manager Johnson reported that the project will be challenging as currently the poles are right in front of the new building that will replace the Sawyer-Kelley Mill and stated that is why it was planned to be completed in phases so that the area in front of the new building would be completed soon.

***Policy direction was received and noted regarding moving forward Dry Utility Services to complete design work required for utility removal and relocation.***

- h) Discussion - Consideration of a Resolution to Approve Waiving the Formal Bidding Process and Authorizing Execution of a Contract with Peerless Fence of West Chicago, IL for Installation of the Kreutzer Road Sight Barrier

Assistant Village Manager Lisa Armour reported that a bid notice was published for the Kreutzer Road Sight Barrier project which, together with the Tuliptree Lane Outlot Landscaping, will provide additional screening for the residences on the north end of Tuliptree Lane near the extended Kreutzer Road. The bid opening was on Tuesday, April 8, 2014 and no bids were received. Staff has solicited price quotes through the Cooperative Job Order Contract (JOC) program and qualified fence installation contractors. Proposals were received from the following vendors:

<u>Vendor</u>	<u>Proposal Amount</u>
Peerless Fence	\$83,438.00
Gordian Group (JOC)	\$85,028.81

#### Staff Analysis

The proposals received provided prices for manpower, equipment and materials to install 176 feet of 8 foot high fence to be ground mounted and 60 feet of 6 foot high fence to be mounted to the top of the concrete retaining wall. Restoration includes seed and erosion control blanket on the disturbed areas. Fence materials are constructed of commercial grade linear low density polyethylene (LLDPE) blend products and reinforced with galvanized steel in every post and every panel. The fence is Ecostone Plus as manufactured by Simtek Fence.

The fence installation specification includes the following:

- Auger post holes and remove excess soil from site
- Install ground mounted posts with reinforced concrete foundations as specified
- Install concrete mounted posts with stainless steel anchors and epoxy as specified
- Install fence panels as specified



- Seed sites and install erosion control blanket; Clean up and haul away debris

Christopher B. Burke Engineering (CBBEL) and Staff have reviewed the proposals and Peerless Fence from West Chicago, Illinois is the lowest responsible contractor with a proposal amount of \$83,438.00. Staff requests that the Village Board waive the formal bidding process and authorize execution of a contract with Peerless Fence for the Kreutzer Road Sight Barrier.

Financial Impact

The Village Board approved a budget amendment for the Street Improvement Fund (04-10-4-7510) on February 27, 2014, for this work. The combined bid amount of \$104,306 for the Tuliptree Lane Outlot Landscaping project (\$20,868) and the Kreutzer Road Sight Barrier (\$83,438.00) is 4% over the engineer’s estimate of cost of \$100,000.

Legal Analysis

Waiving the formal bidding process was reviewed with the Village Attorney and all is in order for Village Board consideration.

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

Trustee Westberg asked if there was a background check on the company; Assistant Manager Armour stated that the Village Engineer has worked with the company.

There were no other comments or questions.

***It was the consensus of the Committee of the Whole to forward on to the Village Board for approval a Resolution to Waive the Formal Bidding Process and Authorize Execution of a Contract with Peerless Fence of West Chicago, IL for Installation of the Kreutzer Road Sight Barrier.***

- i) Discussion – Approval of a Resolution for a FY14 Budget Amendment to the Municipal Building Fund in the amount of \$25,000.00 for Village Board Room updates

Mayor Sass reported that the FY2013 budget included funding for the Village Board room audio/video system upgrade. Upon completion of a comprehensive audio system upgrade, the video system upgrade was not able to be completed prior to December 31, 2013.

Staff Analysis

Video system upgrades were completed in 2014 in the amount of \$21,823.00 which included a new camera, a new hard drive recorder system, a new docking station, programming and installation.

Financial Impact

The FY2013 Municipal Buildings Fund provided funds for this project which were left unspent at the end of 2013, and; therefore, rolled into ending fund balance. The cost for this project is \$21,823.00. A budget amendment of \$25,000.00 is recommended to provide necessary funds within the Municipal Buildings Fund for the FY2014 budget.

Line Item	Budget	Increased	Revised
<u>Renovation/Upgrades</u>	<u>Amount</u>	<u>(Decreased)</u>	<u>Amount</u>
05-10-4-7601	\$0	\$25,000.00	\$25,000.00

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

*It was the consensus of the Committee of the Whole to forward to the Village Board a Resolution to approve a 2014 Budget Amendment to the Municipal Buildings Fund in the amount of \$25,000.00 for Village Board Room Updates.*

**VILLAGE ATTORNEY'S REPORT:** None

**VILLAGE MANAGER'S REPORT:** None

**VILLAGE PRESIDENT'S REPORT:** None

**UNFINISHED BUSINESS:** None

**NEW BUSINESS:** None

**EXECUTIVE SESSION:** None.

**ACTION ON CLOSED SESSION ITEMS:** None

**ADJOURNMENT:**

**There being no further items to discuss, a MOTION was made to adjourn the meeting at 8:26 p.m.**

**MOTION: Trustee Piwko**

**SECOND: Trustee Kanakaris**

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

Respectfully submitted,

Barbara Read  
Recording Secretary