

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

CALL TO ORDER:

A meeting of the Village Board of the Village of Huntley was called to order on Thursday, July 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, 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, 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: None

ITEMS FOR DISCUSSION AND CONSIDERATION:

- a) Approval of the June 12, 2014 Village Board, June 19, 2014 Committee of the Whole and June 26, 2014 Village Board Meeting Minutes

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

Mayor Sass reported that Trustee Leopold was absent from the June 12, 2014 and June 26, 2014 Village Board Meetings and Trustee Leopold and Trustee Westberg were absent from the June 19, 2014 Committee of the Whole Meeting.

A MOTION was made to approve the June 12, 2014 and the June 26, 2014 Village Board Meeting Minutes.

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

A MOTION was made to approve the June 19, 2014 Committee of the Whole Meeting Minutes.

MOTION: Trustee Hanson
SECOND: Trustee Piwko
AYES: Trustees Goldman, Hanson, Kanakaris and Piwko
NAYS: None
ABSENT: None

ABSTAIN: Trustees Leopold and Westberg

The motion carried: 4-0-0-2

b) Approval of the July 10, 2014 Bill List in the amount of \$238,769.18

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 July 10, 2014 Bill List in the amount of \$238,769.18.

MOTION: Trustee Hanson

SECOND: Trustee Piwko

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

NAYS: None

ABSENT: None

The motion carried: 6-0-0

c) Consideration of an Ordinance Approving a Final Plat of Subdivision for the Duke Realty Corporation Huntley DC Subdivision, ±131.14 acres adjacent to the south boundary of Freeman Road and immediately east of and adjacent to the Huntley Outlet Mall, and Final Planned Unit Development to allow construction of a distribution center for Weber-Stephen Products on Lot 1 of the proposed Duke Realty Corporation Huntley DC Subdivision

Director of Development Services Charles Nordman reviewed a Power Point Presentation and reported that the petitioners last appeared before the Village Board on May 8, 2014, requesting approval for the following for the ±131.14 acre site:

- Annexation
- Annexation Agreement
- Map amendment to rezone to ORI-Office/research industrial district
- Approval of a special use permit for a preliminary planned unit development
- Approval of a preliminary plat of subdivision.

Having considered the recommendation of the Plan Commission, the Village Board voted unanimously to adopt Ordinance (O)2014-05.17 approving the requested actions 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. *The plans have been reviewed by Development Services staff for compliance.*
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. *The petitioner is actively working to address any outstanding review comments.*
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. *All easements necessary to support the development are currently in place.*

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. *The Village Engineer has reviewed the plans and confirmed the plans do not increase the rate of runoff.*
5. Final approval of the landscape plans are based upon proposed plans and a tree survey for all respective phases of the development is required prior to approval of the final plats and final planned unit developments. *The petitioner has acknowledged that landscape plans for the remaining lots will be submitted when Preliminary and Final PUD applications are submitted for those lots.*
6. The Petitioner will work with Staff on a 5-year management plan for the native plantings in the detention areas. *The petitioner has provided a long-term maintenance plan for native plantings in the detention areas.*
7. The Final Plat of Subdivision shall include all property annexed to the Village. This specifically includes the approximately 5.3 acre parcel adjacent to Freeman Road. *The 5.3 acre parcel has been added to the Final Plat of Subdivision.*
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. *The petitioner has agreed to comply with this condition when Lot 5 is developed.*
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. *The petitioner has agreed to comply with this condition and Weber is actively working on developing plans for this improvement.*
10. Access 2 (driveway for employee/visitor parking lot) shall provide a right-turn deceleration lane. *The petitioner has agreed to comply with this condition and the right-turn lane is reflected on plans.*
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. *The Village Board requested that the petitioner increase the size of 60 to 70 of the proposed shade trees to 5-inch caliper, which the petitioner has done on the landscape plan submitted with the Final PUD (72 shade trees are 5-inch caliper). At the request of staff, the petitioner has also revised the landscape plan to add evergreens at the northeast corner of the site.*
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. *The petitioner has stated they will comply with this condition.*
13. No building plans or permits are approved as part of this submittal. *The petitioner has acknowledged this condition.*

14. No sign permits are approved as part of this submittal. *The petitioner has acknowledged this condition.*

Required Approvals

The proposed development of the ±131.14 acre property now requires the following approvals from the Village Board:

- Final Plat of Subdivision
- Final Planned Unit Development for Lot 1 to accommodate a distribution center for Weber-Stephens Products

As noted with the previous petition, Component Management Group will retain Lots 2-5 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.

Final Plat of Subdivision/Final Planned Unit Development

The proposed Final Plat of Subdivision will subdivide the 131 acre site into five (5) lots and three (3) outlots dedicated for stormwater management or wetlands. The following is a summary of the proposed lots/outlots:

	PROPOSED USE	LOT AREA
Lot 1	Weber	57.578 acres
Lot 2	Future Development	15.692 acres
Lot 3	Future Development	7.556 acres
Lot 4	Future Development	6.861 acres
Lot 5	Future Development	3.505 acres
Outlot A	Stormwater Management	20.237 acres
Outlot B	Stormwater Management	11.946 acres
Outlot C	Wetland	5.370 acres
Freeman Road Dedication	Roadway	2.397 acres
TOTAL		131.142 acres

Similar to the Preliminary Plat of Subdivision, 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 competitors are requesting to begin building construction of the 757,120 square foot distribution center prior to recording the Final Plat of Subdivision for the Duke Realty Corporation Huntley DC Subdivision.

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. The proposed building elevations are the same as those presented with the Preliminary PUD.

The Final PUD also includes elevations for the canopies to be located at the entrance and exit of the truck loading area.

Landscaping

The proposed landscape plan submitted as part of the Final PUD includes specific sizes and species of plant material. The plan has been revised since the Preliminary PUD submittal to add evergreen trees at the northeast corner of the site. The plan also addresses comments received from the Village Board and staff. These comments include the following:

- 60 to 70 of the proposed shade trees should be 5-inch caliper.
- The berm immediately west of the easternmost Freeman Road access should be extended south and include planting of a minimum of 3 evergreen trees.
- All shade trees planted on the berm fronting Freeman Road shall be a minimum of 5-inches in caliper.
- The 10 shade trees on the west side of Weber Drive to the truck access point onto the Weber property shall be a minimum of 5-inch caliper.
- The 8 shade trees on the east side of Weber Drive to the truck access point onto the Weber property shall be a minimum of 5-inch caliper.
- The landscaping on the easternmost Freeman Road berm should include additional evergreen trees.
- Landscaping at the base of the ground signs should be better blended with the overall landscape plan.

The Final PUD landscape plan is otherwise consistent with the landscape plan approved as part of the Preliminary PUD. As detailed with the Preliminary 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 gathering space with a shade sail (a detail for the shade sail is provided in the landscape plan). The open space surrounding the paved gathering area will include a mix of shade and ornamental trees. Street trees will be planted 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. 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.

Lighting

Parking lot lighting and wall mounted lighting will consist of a Lithonia Lighting shoebox style fixture (model KSF3). All proposed parking lot and wall mounted lighting conforms to the average minimum illumination levels and maximum footcandles at the perimeter of the property.

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 160 square feet in area. The wall sign to be located on the south building elevation will face Interstate 90 and will measure approximately 1,600 square feet in area. Both signs will be illuminated by building downlights.

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 seven (7) feet in height by twelve (12) feet in width.

All proposed signage is consistent with signage plans submitted as part of the Preliminary PUD.

Parking

The 757,120 square foot facility would require 379 parking spaces. In accordance with the Preliminary PUD, relief was approved to allow the petitioner to provide 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. As required by the Zoning Ordinance, the petitioner has submitted a Landbank Parking Space Agreement which would allow the Village Board to require the construction of the landbanked parking spaces if needed.

Roadway Improvements and Traffic Study

As included as part of the Preliminary PUD, 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 development team is also 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 is accommodated. A right-turn deceleration lane will also be added at the existing Weber access driveway (opposite Auto Mall Drive).

Based on the traffic study provided by the development team as part of the Preliminary PUD application, the Weber warehouse is likely to add approximately 160 and 270 vehicles respectively in the morning and evening rush hour periods. Of these, 55 are likely to be large trucks. The proximity of the Route 47 and I-90 corridors suggests 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.

Plan Commission Action

The Plan Commission reviewed and unanimously approved the Final Plat of Subdivision and Final Planned Unit Development on June 23, 2014, 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. 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.
4. 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.
5. No building plans or permits are approved as part of this submittal.
6. No sign permits are approved as part of this submittal.

Director Nordman reported that the petitioners were in attendance to answer questions.

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

Trustee Leopold congratulated Village Staff and Duke and Weber-Stephen Representatives for doing a good job on the plans. Trustee Leopold noted that on the Landscape Plan L102 states that the guarantee is for one-year and per Village Code should be for three-years.

There were no other comments or questions.

A motion was made to approve an Ordinance for a Final Plat of Subdivision for the Duke Realty Corporation Huntley DC Subdivision, ±131.14 acres adjacent to the south boundary of Freeman Road and immediately east of and adjacent to the Huntley Outlet Mall, and Final Planned Unit Development to allow construction of a distribution center for Weber-Stephen Products on Lot 1 of the proposed Duke Realty Corporation Huntley DC Subdivision.

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

- d) Conceptual Review of Proposed Site Plan and Building Elevations for a ±5,675 square foot multi-tenant building at 11801 Main Street

Village Manager David Johnson reviewed a Power Point Presentation and reported that the Village acquired the Sawyer-Kelley Mill building in August, 2012. The Village prepared a request for proposal (RFP) in August 2013 seeking parties interested in restoration of the existing building or redevelopment of the site. Of the two RFP responses, the Village selected the proposal submitted by Billitteri Enterprises, LLC based on the creativity that honors Huntley's historic town square architecture, maximizes space for new tenants, and leverages the value of the Village's financial commitment. The proposed project is anticipated to serve as an important catalyst to revitalization.

Staff Analysis

The proposed building is a 5,675 square foot single-story multi-tenant building that will front Main

Street. The building's front elevation, which will give the appearance of two stories, will primarily utilize face brick, with exception to a storefront that will use hardi-board siding. The face brick will wrap a portion of the side elevations where it will then transition to hardi-board siding. The hardi-board siding will be the primary material on the rear elevation.

The footprint of the proposed building has been incorporated into the recently approved Downtown Streetscape Plan to illustrate the relationship between the building and the surrounding improvements that are proposed for the streetscape and parking lots. The plan illustrates how the existing municipal parking lot will be reconfigured surrounding the building and the long-range plan to add parking behind the other Main Street buildings. The reconfigured municipal parking lot to the west/southwest of the building will accommodate parking for the new building. The Village will rebuild this lot in conjunction with the construction of the building.

The petitioner has also supplied a site plan for the area immediately adjacent to the building. The plan offsets the building 12 feet from the front property line to provide an area for outdoor dining and planters. Foundation plantings are proposed along the side and rear building elevations.

The proposed plans require the following review and approvals from the Plan Commission and Village Board:

- Map Amendment to Rezone the Property to B-2
- Preliminary/Final Planned Unit Development
- Final Plat of Subdivision

The Plan Commission conceptually reviewed the petition on June 23rd. Comments were favorable.

Village Manager Johnson reported that representatives of the project were in attendance to answer questions.

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

Trustee Leopold noted that in the Landscape Plan indicates the use of Gro-low Sumacs and Marshall's Delight Bee Balm but would prefer Taxus Yews and Spirea.

Trustee Hanson stated that he would like to see the main sidewalk separated from the outdoor seating areas with a railing. He would also like to see the addition of a brick base four (4) feet from the ground with limestone on the back elevation of the building. Trustee Leopold suggested just a brick band about four feet up in a different color. Trustee Piwko suggested faux windows on the south and east sides of the building to break up the wall.

The project's architect, Larry Farrenkopf, reported that the back of the building represents the look of buildings during the turn of the century with gables, awnings and varied wall heights and the landscaping will break up the length of the wall.

Trustee Kanakaris stated that the building as presented looks nice. Trustee Goldman agreed.

There were no other comments or questions.

It was the consensus of the Village Board to refer Billitteri Enterprises, LLC to the Plan Commission to begin the formal development review and approval process.

- e) Consideration of a Resolution Approving a Collective Bargaining Agreement with the International Union of Operating Engineers, Local 150

Village Manager David Johnson reported that Village representatives and the International Union of Operating Engineers (IUOE) Local 150 started negotiating the first contract for the Village's Public Works Department Streets and Underground Division in mid-2013. Positions included in the bargaining unit include all full-time and regular part-time employees in the Streets and Underground Division in the following job classifications: Mechanic II, Maintenance Worker I, General Utility Worker I, General Utility Worker II, Crew Leader I and Crew Leader II. Currently, this Division consists of 11 employees.

The final draft of the proposed agreement was ratified by the bargaining unit on June 26th and has tentatively been agreed to by the Village's bargaining team. Final Village Board approval of the agreement is necessary to complete the collective bargaining process. The proposed agreement expires on December 31, 2017.

Financial Impact

The agreement is consistent with assumptions made in the Village's future financial models.

Legal Analysis

The agreement has been reviewed by the Village's Labor Attorney and is in order for Village Board consideration.

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

A MOTION was made to approve a Resolution approving a Collective Bargaining Agreement with the International Union of Operating Engineers Local 150.

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

VILLAGE ATTORNEY'S REPORT: None

VILLAGE MANAGER'S REPORT: None

VILLAGE PRESIDENT'S REPORT:

Mayor Sass reported that the Weber Groundbreaking event was taking place on July 11th.

Mayor Sass reported that the Centegra Beam Raising event was taking place on July 12th.

Mayor Sass reported that the Kreutzer Road extension was opening on Friday, July 11th, in the afternoon.

UNFINISHED BUSINESS:

Trustee Piwko congratulated Staff on the success of Family Fun Day at the Farmers Market.

Trustee Goldman complimented Village Clerk Rita McMahon on the July 2014 article about Huntley in the Illinois Municipal Review.

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 7:30 p.m. to enter into Executive Session for: c) Property Acquisition, Purchase, Sale or Lease of Real Estate.

MOTION: Trustee Leopold

SECOND: Trustee Piwko

The Voice Vote noted all ayes and the motion carried.

A MOTION was made at 7:38 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 7:39 p.m.

MOTION: Trustee Westberg

SECOND: Trustee Goldman

The Voice Vote noted all ayes and the motion carried.

Respectfully submitted,

Barbara Read
Recording Secretary