

**VILLAGE OF HUNTLEY
COMMITTEE OF THE WHOLE MEETING
July 18, 2013
MINUTES**

CALL TO ORDER:

A meeting of the Committee of the Whole of the Village of Huntley was called to order on Thursday, July 18, 2013 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 and Village Attorney Mike Coppedge.

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

SPECIAL PRESENTATION:

- a) Recognition of the Retirement of Pastor Charles Kittel, Trinity Lutheran Church

Mayor Sass welcomed Pastor Kittel and his wife Sue to the meeting and presented the following certificate to Pastor Kittel:

The Village Board is pleased to recognize and congratulate Pastor Charles Kittel on his 33 years of commitment and dedication in sharing his ministries with the Trinity Lutheran Church in the Village of Huntley. Pastor Kittel has presided over more than 550 weddings, confirmations and baptisms which are yet a small indicator of the amount of lives touched by his ministry. The Village Board extends their heartfelt thanks and appreciation for your contributions to our community. Best of luck to you and your wife Sue as you journey forward in your retirement.

Pastor Kittel thanked the Village Board and those in attendance.

PUBLIC COMMENT: None

ITEMS FOR DISCUSSION:

- a) Discussion –Consideration of the June 20, 2013 Committee of the Whole and June 27, 2013 Village Board Meeting Minutes

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

It was the consensus of the Committee of the Whole to forward on to the Village Board for approval the June 20, 2013 Committee of the Whole and June 27, 2013 Village Board Meeting Minutes.

- b) Discussion – Consideration of the July 25, 2013 Bill List in the amount of \$268,225.60
- 07.18.13 COW Minutes

Mayor Sass reported that \$99,138.91 or (37%) of the total Bill List is attributed to SSA Property Taxes, and the purchase of a 2014 International 7400 Cab & Chassis for Public Works and Payout #2 to Carmichael Construction for the Gateway Element Sign.

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 on to the Village Board for approval the July 25, 2013 Bill List in the amount of \$268,225.60.

- c) Discussion – Consideration of a Resolution Approving a Temporary Use Permit for Huntley Fall Fest Committee to Hold a Carnival, 5K Run and Temporary Sign Request

Mayor Sass reported that the Village of Huntley Zoning Ordinance allows for the issuance of a temporary use permit (TUP) for temporary signs and carnivals.

Temporary signs are subject to the following conditions: 1) not to exceed 30 days, 2) maximum size of 50 square feet and no more than 8 feet above ground, 3) not to be displayed on a fence or tree, and 4) not located in the rights-of-way.

Carnivals are subject to the following conditions: 1) approval on the basis of the adequacy of the parcel size, parking provisions, and traffic access and the absence of undue adverse impact on other properties, 2) limited to a period not to exceed five (5) days, and 3) adequate fire extinguishers, refuse containers and cleanup of the site upon termination of the event.

Staff Analysis

The Village is in receipt of a request from the Huntley Fall Fest Committee for the following:

1. To post thirteen (3' x 8') banners in the following locations listed below, as were done in 2012. The banners are the same type of banner that was used for last year's Fall Fest. These will be posted two weeks prior to the event. They are also requesting the assistance of the Public Works Department to hang the banners.
 - a) Route 47 and Reed Road
 - b) Route 47 and Algonquin road
 - c) Route 47 and Mill Street
 - d) Route 47 and Del Webb Boulevard
 - e) Route 47 and Kreutzer Road
 - f) Algonquin Road and Haligus Road
 - g) Huntley/Dundee Road and Haligus Road
 - h) Kreutzer Road and Haligus Road
 - i) Reed Road and Haligus Road
 - j) Haligus Road and Main Street
 - k) Reed Road and Cambridge Drive
 - l) Huntley/Dundee Road and Main Street
 - m) Hemmer/Marengo Road and Main Street

The Fall Fest Committee acknowledges that some sites are not under the Village's jurisdiction and others may not be feasible in the noted location. If these sites are unacceptable, the Committee requests

permission for other sites with the approval of the Village Manager.

2. To post snipe signs at the subdivision entrances. These will be posted from September 22-29.
3. To post directional signage on the day of the event at the following locations:
 - a) West Main Street at Lois Lane
 - b) Deicke Park entrance
 - c) Route 47 and Mill Street

A variation from the Ordinance is required to locate the signs in the Village's rights-of-way.

4. To hold a carnival again in 2013 in the Stingray Bay parking lot area.
5. To hold a 5K run through the Lion's Chase Subdivision.
6. To use the Village's quad generator from Friday, September 27th through Sunday, September 29th.
7. To hire the Huntley Police Department on a detail basis to conduct traffic control and security in addition to the private security hired by the Fall Fest. The Fall Fest will coordinate the hours with the Police Department.

Financial Impact

It is being requested that the temporary use permit for the carnival, the temporary sign permit fees and any fees associated with the Fall Fest be waived. The temporary sign permit fees have been waived for the previous Fall Fests.

Mayor Sass reported that Lori Nichols the Chairperson of the Fall Fest Committee was in attendance to answer questions.

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

Trustee Leopold noted that the carnival was pricey and asked if they made any money with the prices being so costly; Ms. Nichols said that they did make money with the carnival.

Trustee Hanson asked what the cost was for the use of the Police Department; Village Manager Johnson reported that the Police are used mainly for traffic control on Route 47 at Mill Street. Trustee Hanson suggested that the Police services be donated. Trustee Kanakaris stated that Fall Fest makes enough profit to pay for Police. Village Manager Johnson reported that Fall Fest hires their own security for the majority of Fall Fest and that other groups pay for Police assistance for their events. Trustee Leopold asked that Staff prepare a list of groups/events that pay for Police Department support.

It was the consensus of the Committee of the Whole to forward on to the Village Board for approval a Resolution granting the issuance of a Temporary Use Permit to hold a carnival and Temporary Sign Permit and the Waiving of Fees to the Huntley Fall Fest for the installation of temporary signage for the 2013 Fall Fest.

- d) Discussion – Consideration of an Ordinance for the Approval and Issuance of a Class “E” Liquor License; Huntley Park Foundation / 2013 Huntley Fall Fest

Mayor Sass reported that the Village of Huntley regulates the sale of alcoholic beverages in the Village through its Liquor Control Ordinance, which provides for the issuance of certain classes of liquor licenses and establishes the number of licenses available in each class.

A Class "E" Liquor License is being requested at this time. A Class "E" Liquor License is a temporary license, not to exceed three days, issued to not-for-profit organizations with a license fee of \$75.00.

Staff Analysis

The Liquor Commission is being presented with the request from the Huntley Park Foundation (Foundation) for the issuance of a Class "E" Liquor License to sell beer, Mike's Hard Lemonade flavored coolers, Bob Chinn's Mai Tai's and wine. The request is for the 2013 Huntley Fall Fest taking place on Huntley Park District Property, 12015 Mill Street on September 27, 28 and 29, 2013.

The Foundation is requesting the license to operate a beer garden during the hours of 4:00 pm to 12:00 am on Friday, September 27th, 10:00 am to 12:00 am on Saturday, September 28th, and 11:00 am to 5:00 pm on Sunday, September 29th. Alcohol serving will stop at 11:30 pm on Friday and Saturday night, and at 4:30 pm on Sunday, which is a half-hour before the event closes each day. The beer garden area will be fenced off and there will be no removal of alcohol from this area to the festival area. The event will be monitored by the Fall Fest's own security with a wristband ID service. Mr. Thom Palmer, Executive Director of the Huntley Park District, submitted a letter on behalf of the Park District authorizing the beer garden on their property.

An application has been placed on file and reviewed by the Village Clerk's Office. All is in order for consideration at this time. The certificate of insurance and the state license cannot be obtained prior to 90 days before the event. The license is being presented with the provision of these documents as a condition of approval. The liquor license would be issued for September 27, 27 and 29, 2013 only. All of the required documentation has been submitted and meets code requirements.

Financial Impact

The Foundation is requesting waiver of the payment of the \$75.00 fee. The Commission has waived the fee in the past.

Legal Analysis

Section 110 of the Village Code of Ordinances regulates liquor sale in the Village. The application has been reviewed and is in compliance with Section 110: Alcoholic Beverages requirements.

Mayor Sass reported that the Fall Fest Chairperson Lori Nichols was in attendance to answer questions.

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 on to the Liquor Commission for approval an ordinance issuing a Class "E" Liquor License to the Huntley Park Foundation for the 2013 Huntley Fall Fest subject to the following conditions of approval:

- 1. Petitioner must show proof of the State of Illinois Liquor License before the Village of Huntley Class "E" Liquor License becomes effective.***
- 2. Certificate of insurance for the event***
- 3. The beer, wine, Mai Tai's and coolers can only be sold and consumed in the designated beer garden area.***

- e) Discussion – Consideration of Liquor Code Amendments and Issuance of a Liquor License:
 - i. Consideration of the acceptance of the surrender of a Class “A” Liquor License – Sammy’s Bar and Grill; 11012 Route 47
 - ii. Consideration of an Ordinance Amending the Village of Huntley Liquor Control Ordinance Section 110.24 – Limitation on Licenses, repealing one Class “A” liquor license
 - iii. Consideration of an Ordinance Amending the Huntley Code of Ordinances – Business Regulations 110.24 – Limitation on Licenses – Adding one Class “A” License – Liquor Control Ordinance
 - iv. Consideration of an Ordinance Approving the Issuance of a Class “A” Liquor License to Sammy’s Bar and Grill; 11012 Route 47

Mayor Sass reported that the Village received notification that Sammy’s Bar and Grill (Sammy’s) will no longer be operating at 11012 Route 47 with the same ownership. Sammy’s was approved for a Class “A” liquor license.

Staff Analysis

The Liquor Commission is requested to accept the surrender from Sammy’s and amend the Village of Huntley Liquor Code of Ordinances to first reduce the number of available Class “A” liquor licenses appropriately. Currently there are nine (9) Class “A” liquor license holders.

1. Bricks and Ivy LLC / Parkside Pub
2. Jameson’s / Del Webb
3. Luigi’s Pizzeria
4. Offie’s Tap
5. Rookies
6. Sammy’s Bar and Grill
7. Soula’s Village Inn
8. Sponsors Bar & Grill
9. Tee 2 Green Indoor Golf, LLC

The amendment is being requested to reduce the number of Class “A” licenses from nine (9) to eight (8). The Village should not have any vacant liquor licenses available. As qualified applicants request a liquor license, licenses then can be added as needed.

The Class “A” license shall permit the retail, sale on the premises specified, of alcoholic liquor, for consumption on the premises, as well as other retail sale of alcoholic liquor in the original package.

Next, consideration is being requested to amend the Liquor Control Ordinance to make available nine (9) Class “A” liquor licenses instead of eight (8) in order to provide for the application from Ms. Luljeta Abdullai, new owner of Sammy’s Bar and Grill; 11012 Route 47. The application has been reviewed by Staff and all is in order for consideration.

To complete the change in ownership of Sammy’s, the Village is in receipt of an application for a Class “A” liquor license from Ms. Luljeta Abdullai, for Sammy’s Bar and Grill; 11012 Route 47. Ms. Abdullai is the sole owner of Sammy’s and has submitted an application for a new license in compliance with the Village of Huntley Code of Ordinances Section 110.33 Transfer of Ownership. Ms. Abdullai has also submitted, as part of the application, permission to conduct the same outdoor events previously

approved for Sammy's as part of the 2013 annual license renewal.

- Bags May through August
- Sammy's Summer Fest – July 27, 2013 *Staff exhibit included in the packet*
- Sammy's October Fest – October 5, 2013 *Staff exhibit included in the packet*

All documents required have been submitted with the exception of the State Liquor License. This is not uncommon to be waiting on the State's approval while asking for approval from the local Liquor Commission. The Liquor Commission can approve the Class "A" liquor license with the condition of approval being that Sammy's must provide a certified copy (proof) that they obtained a State Liquor License before the Village's liquor license becomes effective.

Financial Impact

A six month fee of \$475 has been received and deposited to 01-00-1-4120 / Liquor License revenue line item.

Legal Analysis

Section 110.24 of the Village Code of Ordinances limits the number of available licenses in each class. There is no available Class "A" license; therefore, if the Liquor Commission elects to issue a license.

Mayor Sass reported that Ms. Luljeta Abdullai was in attendance to answer questions.

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 on to the Liquor Commission for approval the Consideration of Liquor Code Amendments and Issuance of a Liquor License:

- i. Consideration of the acceptance of the surrender of a Class "A" Liquor License – Sammy's Bar and Grill; 11012 Route 47***
- ii. Consideration of an Ordinance Amending the Village of Huntley Liquor Control Ordinance Section 110.24 – Limitation on Licenses, repealing one Class "A" liquor license***
- iii. Consideration of an Ordinance Amending the Huntley Code of Ordinances – Business Regulations 110.24 – Limitation on Licenses – Adding one Class "A" License – Liquor Control Ordinance***
- iv. Consideration of an Ordinance Approving the Issuance of a Class "A" Liquor License to Sammy's Bar and Grill; 11012 Route 47***

- f) Discussion – Consideration of Ordinances approving Preliminary and Final Plats of Subdivision, and Preliminary and Final Planned Unit Developments for Pod 8A-Phase 2 (39-lots) and Pod8A-Phase 3 (110-lots) in the Talamore Subdivision

Director of Development Services Charles Nordman reviewed a Power Point Presentation and reported that the Preliminary Plat of Subdivision and Preliminary Planned Unit Development (PUD) for Talamore's Pod 8A was approved by the Village Board on August 11, 2005 using R-1 zoning standards to establish lot standards. The Preliminary Plat of Subdivision approved by the Village Board on August 11, 2005, divided Pod 8A into three phases that consisted of a total of 203 lots (83-lots in Phase 1, 35-lots in Phase 2, and 85-lots in Phase 3) with a minimum lot size of 12,600 square feet. Subsequently, Lennar Homes received approval for a Final Plat of Subdivision and Final Planned Unit Development for Pod 8A-Phase 1 on August 3, 2006. Pod 8A-Phase 1 consists of 83 lots with a minimum lot area of 12,600 square feet. The improvements for Phase 1 were constructed by Lennar

Homes; however, they have since suspended building in the Talamore Subdivision. Improvements for portions of Pod 8A-Phase 2 were also approved and completed in conjunction with the Final Plat of Subdivision and Final PUD for Pod 8A-Phase 1. These improvements include stormwater detention and certain landscaping.

As part of the Preliminary PUD Development approval, the petitioners were granted variances from the Village's Zoning Ordinance lot standard and bulk regulations. Only the specific variances delineated in the zoning exhibits found in the "Talamore Lot Standards and Setbacks, Zoning Exhibit and Variations" booklet, dated July 5, 2005, were approved by the Village Board on August 11, 2005.

The following variations were granted for Pod 8A:

- Minimum lot size of 12,600 square feet (RE-1 requires a 40,000 square foot minimum)
- The maximum building height is approved for 35-feet (instead of 25 feet)

Ryland Homes (and Lennar as owner of lots 1, 2 and 95-110 in Pod 8A-Phase 3) is now requesting approval of a 39-lot subdivision for Phase 2 and 110-lot subdivision for Phase 3. The proposed Plat of Subdivision for Phase 2 is not considered in substantial conformance with the Preliminary Plat of Subdivision and Preliminary PUD approved by the Village Board on August 11, 2005, due to the increased number of lots (35-lots increased to 39-lots), reduction in the minimum lot area from 12,600 square feet to 10,501 and reduced lot width from 90 feet to 75 feet. Similarly, the proposed Plat of Subdivision for Phase 3 is not considered in substantial conformance with the Preliminary Plat of Subdivision and Preliminary PUD due to the increased number of lots (85-lots increased to 110-lots), reduction in the minimum lot area from 12,600 square feet to 9,605 and reduced lot width from 90 feet to 70 feet. As a result, Ryland Homes is required to again request approval for a Preliminary Plat of Subdivision and Preliminary PUD, which required a public hearing before the Plan Commission.

The proposed change to Pod 8A-Phase 2 and 3 increases the total number of units by 29 from the Preliminary Plat and PUD approval; however, it should be noted that Ryland reduced the number of units in Pod 2 by 48 when they redesigned the Pod for active adult single family homes.

Preliminary and Final Plat of Subdivision

The Proposed Preliminary/Final Plat of Subdivision for Phase 2 consists of 37.025 acres which includes a 4.1 acre park site and 5.57 acre stormwater management easement. The proposed lot sizes range between 10,501 to 18,306 square feet with an average lot size of 14,230 square feet. The proposed Plat of Subdivision is considered a substantial change to the previously approved Preliminary Plat of Subdivision due to the reduced minimum lot size and width and also due to the increase in the number of lots from 35 to 39. The increase in lots was a result of narrowing the lot width from the required 90 feet (as measured at the building setback line) to 75 feet. The street configuration, park site and stormwater detention facilities remain unchanged from the Preliminary Plat and Preliminary PUD approval.

The following relief is required for the proposed Plat of Subdivision:

- Relief is required to allow a minimum lot area of 10,501 square feet
- Relief is required to reduce the minimum lot width from 90 feet to 75 feet
- Relief is required to reduce the total side yard setback from 20 feet to 18 feet
- Relief is required to reduce the minimum side yard setback from 8 feet to 7 feet

The Proposed Preliminary/Final Plat of Subdivision for Phase 3 consists of 39.190 acres which includes 2.48 acres for a stormwater management easement. The proposed lot sizes range between 9,605 to

18,292 square feet with an average lot size of 11,179 square feet. The proposed Plat of Subdivision is considered a substantial change to the previously approved Preliminary Plat of Subdivision due to the reduced minimum lot size and width and also due to the increase in the number of lots from 85 to 110. The increase in lots was a result of narrowing the lot width from the required 90 feet (as measured at the building setback line) to 70 feet. The street configuration and stormwater detention facilities remain unchanged from the Preliminary Plat and Preliminary PUD approval.

The following relief is required for the proposed Plat of Subdivision:

- Relief is required to allow a minimum lot area of 9,605 square feet
- Relief is required to reduce the minimum lot width from 90 feet to 70 feet
- Relief is required to reduce the total side yard setback from 20 feet to 18 feet
- Relief is required to reduce the minimum side yard setback from 8 feet to 7 feet

Preliminary and Final Planned Unit Development

The proposed product for Pod 8A-Phase 2 is a continuation of the same product currently offered in Pod 8B located directly to the east. The following homes are proposed for Pod 8A-Phase 2:

<u>Model</u>	<u>Square Feet</u>
Huntington	2,652
Magnolia	3,103
Normandy	3,367
Oxford	3,584
Newcastle	3,800
Nottingham	4,229

The proposed product for Pod 8A-Phase 3 includes seven plans that are currently offered in Talamore’s Pod 6. The following homes are proposed for Pod 8A Phase 3:

<u>Model</u>	<u>Square Feet</u>
Hudson	2,062
Bridgeport	2,235
Prescott	2,308
Hanover	2,553
Drake	2,696
Weston	2,907
Magnolia	3,103

Previous approvals for Final Planned Unit Developments within the Talamore Subdivision have included the following conditions for the appearance of single family homes:

- adherence to the Village's Monotony Ordinance, including the prohibition of installation of the same color siding on any home next to one another fronting the same street (the Monotony Code for Talamore was amended by Ordinance (O)2009-10.42)
- minimum foundation plantings packages for all front and corner side yards
- all front elevations shall include some brick/masonry
- all garage doors require windows and at least 3 different garage designs are required for each product line
- window grills on all front elevations
- the following architectural upgrades are standard for all side and rear elevations for the detached single-family homes:
 - 5/4" window surrounds

- 5/4" frieze boards
 - window grills are standard (as an option, a homeowner may opt out of window grills on non-corner/non-rear facing road lots)
 - shutters around windows
 - at least one rear gable
 - different color architectural shingles
 - trim will carry over from the front
- all corner lots will have a minimum of two first floor windows along the corner side elevation

The proposed product for Pod 8A-Phase 2 and 3 generally comply with the above conditions with exception to the 5/4" window surrounds on the side and rear windows. The petitioner is proposing the use of only shutters on the side and rear windows.

Landscape Plan

The landscaping plan shown for Pod 8A-Phase 2 and 3 was previously approved in conjunction with the Final Plat of Subdivision and Final Planned Unit Development for Pod 8A-Phase 1. Landscaping along Reed Road, adjacent to the park site, and adjacent to the stormwater detention pond has already been installed in accordance with the approved plan. Landscaping for the individual home sites is also in general conformance with the Preliminary PUD with exception to the proposed straw blanket and lawn seed in the rear yard. Specifically, Section 150.64 of the Village's Code of Ordinances states the "*builder shall sell a final product to the buyer. Landscaping, specifically sod and/or all grass areas, shall be capable of being cut or mowed which would confirm compliance with erosion control requirements prior to the issuance of an occupancy permit*". The proposed straw blanket and lawn seed would not meet this requirement, and therefore sod is required.

Model Homes

The existing model home area located in Pod 6 will continue to be utilized for the marketing of homes in Pod 8A-Phase 2. No additional model home areas will be constructed for Pod 8A.

Declaration of Covenants and Restrictions

The Community Declaration for Talamore will be amended to include Pod 8A-Phase 2.

Plan Commission Recommendation

The Plan Commission reviewed the petitioner's request at a public hearing on June 24, 2013. An adjacent property owner spoke about previous drainage issues that had been addressed by Ryland; otherwise, no one offered testimony in opposition to the request. Following discussion, the Plan Commission unanimously recommended approval of Pod 8A-Phases 2 and 3 by a vote of 5-0, subject to the following conditions:

1. The Single Family homes in Pods 8A-Phase 2 and 3 shall be held to the lot design standards as delineated in the zoning exhibit dated July 28, 2005 with exception to the following:
 - a) The maximum building height is 35 feet.
 - b) The minimum lot area is 10,501 square feet in accordance with the proposed Plat of Subdivision.
 - c) The minimum lot width is reduced from 90 feet to 75 feet in accordance with the proposed Plat of Subdivision.
 - d) The minimum total side yard setback shall be reduced to from 20 feet to 18 feet.
 - e) The minimum side yard setback shall be reduced from 8 feet to 7 feet.

2. The Developer and the HOA shall be responsible for the preservation, protection, and maintenance of all street trees within the R.O.W., adjacent along Boulevards, and boulevard buffers. Plants shall be maintained until the end of the three-year maintenance period following acceptance of the improvements by the Village. After acceptance, the Village will review these areas in the spring and fall of each of the maintenance years. All dead and undesirable trees should be removed and replaced prior to these reviews. All necessary tree pruning, mulching, or other maintenance should also be completed prior to these reviews. Homeowners in the Talamore subdivision that are adjacent to right-of-way will be responsible for the street trees in front of the individual homes after the maintenance period in perpetuity and the HOA will be responsible where there are no adjacent homes.
3. In accordance with Section 150.64 of the Village's Code of Ordinances, Ryland Homes shall sell a final product to the buyer. Landscaping, specifically sod and/or all grass areas, shall be capable of being cut or mowed which would confirm compliance with erosion control requirements prior to the issuance of an occupancy permit.
4. The park site is to be dedicated to the Huntley Park District. If the existing site is to be disturbed, the developer shall grade, topsoil, and seed the space to minimize erosion.
5. The petitioner shall obtain final approval of the landscaping plan from the Development Services Department prior to the execution of the plat documents.
6. All single family detached homes in Pod 8A-Phase 2 and 3 are required to comply with the following minimum architectural and design standards:
 - a. adherence to the Village's Monotony Ordinance as amended by Ordinance (O)2009-10.42
 - b. minimum foundation planting packages for all front and corner side yards
 - c. all front elevations shall include some brick/masonry
 - d. all garage doors require windows, and at least 3 different garage designs are required for each product line
 - e. window grills on all front elevations
 - f. the following architectural upgrades are standard for all side and rear elevations for the detached single family homes
 - i. 5/4" frieze boards
 - ii. window grills are standard (as an option, a homeowner may opt out of window grills on non-corner/non-rear facing road lots)
 - iii. shutters around windows
 - iv. at least one rear gable
 - v. different color architectural shingles
 - vi. trim will carry over from the front
 - g. all corner lots will have a minimum of two first floor windows along the corner side elevation
7. Upon application for Building Permit, the petitioner agrees to pay impact and transition fees for the Talamore Subdivision in accordance with approved Preliminary PUD and Agreements for the property.
8. Upon application for Building Permits, the Petitioner agrees to pay an additional \$100.00 construction traffic fee to the Village for maintenance of Township Roads.
9. 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.
10. The petitioner will comply with all final engineering revisions to be approved by the Village Engineer and Development Services Department.
11. The Village of Huntley will require adherence to Illinois drainage law and best management practices for stormwater management. The petitioner, its agents and assignees are responsible

for not increasing the rate of stormwater 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.

12. The petitioner is required to use Portland Cement Concrete (P.C.C.) for the single-family dwelling unit driveway approaches throughout all of Pod 8A.

The Plan Commission added the following condition:

13. The petitioner shall make an effort to market the larger homes on the largest lots.

Financial Impact

The petition is subject to the impact and transition fees in accordance with Annexation Agreement for the Talamore Subdivision.

Legal Analysis Not applicable.

Director Nordman reported that Mr. John Carroll from Ryland Homes was in attendance to answer questions.

Mayor Sass asked if the Committee had comments or questions.

Trustee Piwko asked if the size of the park would remain the same; Mr. Carroll reported that it would be the same size.

Trustee Kanakaris stated that he was not in favor of the smaller lot sizes. Trustee Westberg stated that he agreed with Trustee Kanakaris and that the lots are too narrow.

Trustee Goldman reported that she spent considerable time in Talamore and she would not want to see the number of homes increase.

Trustee Hanson stated that he was okay with the plan.

Trustee Leopold stated that the home market has changed and if that’s what they have to do to sell homes he would approve. Trustee Piwko concurred and said that times have changed and supported the lot sizes. Trustee Piwko stated that he was glad to see the variations in the elevations.

Trustee Kanakaris asked if the larger homes would be on the smaller lots.

Mr. Carroll reported that the size of the proposed homes were the same size as those in Phase 2 but the lot sizes were a little smaller. Mr. Carroll reported that the homes in Phase 3 are the same size as those in Pod 6 except they eliminated two (2) of the smaller homes models.

Trustee Leopold stated that he was glad to see the housing market was turning around.

Mayor Sass stated that Ryland stayed with the Village during the hard economic times when other developers left and suggested that their request was not unreasonable. Mayor Sass reported that this item would not be put on the Consent Agenda and would be called for a separate vote.

It was the consensus of the Committee of the Whole to forward on to the Village Board for Approval an Ordinance approving a Preliminary and Final Plats of Subdivision, and Preliminary and Final

Planned Unit Developments for Pod 8A-Phase 2 (39-lots) and Pod8A-Phase 3 (110-lots) in the Talamore Subdivision.

- g) Discussion – Conceptual Review of a Proposed Site Plan and Building Elevations of Lot 1 and Lot 2, being a resubdivision of Lot 3A of Regency Square Phase 2A and Referral to the Plan Commission to initiate the Formal Development Review Process

Village Manager David Johnson reviewed a Power Point Presentation and reported that Interstate Partners is proposing the construction of new commercial buildings on Lot 1 and Lot 2, being a resubdivision of Lot 3A of Regency Square Phase 2A (these lots are located immediately south of the recently constructed retail buildings also constructed by Interstate Partners which house Starbucks, Rookies, Little Caesar’s and Jimmy John’s). Both lots are zoned “C-2” Regional Retail District. Lot 1 would consist of a 6,560 square foot building with two (2) tenant spaces to be occupied by Brunch Café and a yogurt shop owned and operated by Brunch Café. Brunch Café currently has locations in Roselle, Fox River Grove and McHenry and is open for breakfast and lunch only. Lot 2 would consist of a 16,340 square foot building solely to house Aldi’s grocery store.

Building Elevations

Conceptual elevations have been provided for each building that includes the use of brick and other masonry materials. The proposed buildings are designed to duplicate the architectural style associated with the building to the north constructed in 2012 by the petitioner. Further detailed building elevations will be required with the submittal of the formal development application. Outdoor patio space would be created on the north side of the building on Lot 1 housing Brunch Café to allow for outdoor dining/seating.

Note: Although not shown on the attached elevations of the Aldi building, the petitioner has agreed to heighten parapet walls to conceal roof top units. Additionally, Staff has discussed with the petitioner the need to “break up” the large expanse of the south elevation of the Aldi building.

Parking

For ownership purposes, the project is divided into two (2) lots; however, from a site plan and parking perspective the intent is for the project to function as one development. The parking lots have been configured to allow cross-access and shared parking between the two lots. A total of 157 parking spaces are proposed for both lots. Regency Square Design Guidelines require a total of 156 spaces.

	<u>Total Required</u>	<u>Total Provided</u>
Lot 1	90	74
Lot 2	<u>66</u>	<u>83</u>
	156	157

Overflow parking for Rookies is anticipated to be improved with availability from unused parking spaces at Brunch Café as Brunch Café will close after completion of its lunch business. Similarly, as Rookies does not serve during breakfast hours, parking spaces at its building are available as needed for additional parking at Brunch Café during breakfast hours.

Parking lot design and capacity have been reviewed by TADI, the Village’s traffic consultant and found to be satisfactory.

Additionally, staff's review of parking lot videos (of Rookies, Starbucks, Jimmy John's and Little Caesars) for the time period of June 10-23, 2013 indicated that while parking usage reached high levels during peak hour of noon – 1:30pm and 5:00-7:00pm, parking remained available. Staff awaits additional imagery for the two week period to June 10 to complete its review.

Signage

Ground signs are proposed for each lot and are designed to appear similar to those on lots to the north. Aldi's Route 47 sign is proposed to measure 13'-5" in height and 75.30 s.f. in area per side, while monument signs on Langston Drive and Princeton Drive are proposed to measure 11' -4" in height and 46.77 s.f. in area per side. The monument sign for Lot 1 will be the same in size and design of those to the north, proposed to measure 11'-5" in height and 71.66 s.f. in area per side. Monument signs are proposed to be located within the 100 foot landscape setback. The Regency Square Guidelines require that signs do not exceed 6'-8" in height, 54 square feet in area and are located at least 100 feet from the Route 47 right-of-way. Relief will be required from the Regency Square Guidelines for the proposed ground signs.

Building wall signage has generally been shown on the proposed building elevations. Additional details pertaining to the wall signage will be provided with the formal development application, including any necessary relief for the proposed wall signage.

Staff Analysis

Any proposed development within Regency Square is subject to the Regency Square Development Guidelines which provides the standards for site planning, building design, construction, landscaping and signage. Subject to the Guidelines, each development must receive Site Plan approval from Huntley Investments LLC and the Village of Huntley. Additionally, the proposed development of Lots 1 and 2 will require the following review and approval by the Plan Commission and Village Board:

1. Site Plan Review
2. Plat of Resubdivision to divide the current Lot 3A into Lots 1 and 2 as a resubdivision of Lot 3A.

Additionally, the following relief from the Regency Square Development Guidelines will need to be considered as part of the Site Plan Review process:

1. A side yard setback of 15 feet is required. A side yard of 10 feet is proposed on the north side of Lot 1.
2. A side yard setback of 50 feet is required on the south side of Lot 2 (Aldi abutting Langston Drive). A side yard setback of 15 feet is proposed on the south side of Lot 2.
3. A building setback of 15 feet is required. A building setback of 10 feet is proposed on the north side of Lot 1.
4. A parking lot setback of 100 feet is required from Route 47 right-of-way. A 39.12 foot setback is proposed which is the same as that approved for lots to the north.
5. A minimum lot width of 200 feet is required. A lot width of approximately 124 feet is proposed for Lot 1.
6. A ground sign must be setback 100 feet from Route 47 right-of-way. A setback of approximately 30 feet is proposed on each lot (not labeled on site plan). This setback is the same as that approved for lots to the north.
7. A ground sign may not exceed 54 square feet per side. A ground sign of 71.66 s.f. is proposed for Lot 1 which duplicates the approved for the lots to the north, and Aldi's ground signs of 75.30 s.f. on Rt. 47 and 46.77 s.f. on Langston Drive and Princeton Drive are proposed (not labeled on site plan).

8. A ground sign may not be greater than 6'-8" inches in height. A ground sign of 11'-5" is proposed for Lot 1 (not labeled on site plan) which is the same as that approved for lots to the north, while ground signs on Lot 2 (Aldi's) measure 13' -5"(Rt. 47) and 11' -4" (Langston & Princeton Drives).

Village Manager Johnson reported that Mr. Mark Ebacher from Interstate Partners was in attendance to answer questions.

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

Trustee Piwko suggested awnings continue on the north side of the restaurant building. Mr. Ebacher concurred and noted that the awnings over the outdoor tables retract. Trustee Piwko stated that the Aldi building would look out of place as presented with too much wall and suggested that the design of the building follow the Geneva Aldi's plan. Mr. Ebacher stated that with the landscaping and berming that the façade of the building will not be that noticeable. Trustee Piwko reiterated that the blank wall will be seen and suggested the use of windows; Mr. Ebacher stated that Aldi won't want windows in their storage/warehouse area. Trustee Piwko suggested faux windows. Mr. Ebacher stated that he will work with Village Staff on the building design.

Trustee Hanson stated that regarding Brunch Café, if the Aldi in Geneva is mirrored then he would like to use the same type of roof for the restaurant. Trustee Hanson stated that the upper ½ of the building is a lot of face brick and he would like it accented with keystones/limestone or with transom windows.

Trustee Leopold stated that he agreed with Trustee Piwko's suggestion for the additional awnings on the Brunch Café. Trustee Leopold asked if the 16,400 square foot Aldi building was similar in size to the one on Randall Road in Algonquin. It was reported that it was similar in lot size to the north; Trustee Leopold asked how the parking along Route 47 lined up with the existing parking; Village Manager Johnson reported that it is directly in line. Trustee Leopold asked if there was landbanked parking available and was told by the petitioner that none was available.

Trustee Goldman stated that she was looking for buildings with charm and variation. Trustee Goldman thanked the petitioner for bringing Bruch Café to Huntley. Mr. Ebacher reported that Brunch Café is ranked one of the top five new businesses in the Chicago area.

Trustee Kanakaris suggested that the petitioner raise the walls of the Aldi building to screen the mechanicals and not just add screening.

Mayor Sass asked if there were any other comments from the Committee; there were none.

It was the consensus of the Committee of the Whole to refer Interstate Partners to the Plan Commission to begin the formal development review process for the proposed site plan and building elevations for Lots 1 and 2, being a resubdivision of Lot 3A of Regency Square Phase 2A.

- h) Discussion – Considerations of Approval of Payout Request No. 2 to Carmichael Construction – Gateway Signage at the southeast corner of Route 47 and Main Street

Assistant Village Manager Lisa Armour reported that on September 13, 2012, the Village Board approved Resolution (R)2012-09.31 - Authorizing a Bid Award for Gateway Signage at the southeast corner of Route 47 and Main Street to Carmichael Construction in the amount of \$77,597.01. Net
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change orders reduced the project cost to \$72,509.51. The Village Board approved Payout No. 1 in November, 2012 to Carmichael Construction in the amount of \$51,320.00. The second payout request is in the amount of \$8,267.01.

Staff Analysis

Waivers of lien and payroll certifications have been received.

Financial Impact

The Engineering Department recommends payment to Carmichael Construction, Inc. in the amount of \$8,267.01.

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

Trustee Hanson asked if there was a sealer applied to the sign's bricks or if it was just cleaned; Assistant Manager Armour reported that the bricks were cleaned.

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 Payout Request No. 2 to Carmichael Construction in the amount of \$8,267.01 for Gateway Signage at the southeast corner of Route 47 and Main Street.

VILLAGE ATTORNEY'S REPORT: None

VILLAGE MANAGER'S REPORT:

Trustee Westberg asked when the next mosquito spraying event would take place. Village Manager Johnson reported that Clarke Mosquito sprayed on July 12th and he will find out when the next spraying is scheduled to take place.

VILLAGE PRESIDENT'S REPORT:

Mayor Sass asked Trustee Piwko to give a summary from the McCOG meeting. Trustee Piwko reported that Judy Barr Topinka, Illinois State Comptroller, was in attendance and gave an update regarding the State.

Mayor Sass reported that the Huntley Community Emergency Response Team (CERT) will be conducting a practical exercise with the Huntley Police Department on Saturday, July 20, at Betsey Warrington Park from 8:30 am until 11:00 am. The printed notice was distributed at the Trustee's places.

UNFINISHED BUSINESS: None

NEW BUSINESS:

Trustee Piwko attended the McHenry County Transportation Committee Meeting. The City of Marengo representative reported that he spoke to the State regarding their proposed Interchange at I-90 and Route 07.18.13 COW Minutes

23 and was told by the State to do what the Village of Huntley did in order to complete the project.

EXECUTIVE SESSION:

Mayor Sass reported that the Committee needs to go into Executive Session for d) Appointment, employment, dismissal, compensation, discipline and performance of an employee of the Village of Huntley.

A MOTION was made to Enter into Executive Session at 8:00 p.m. for the purpose of d) Appointment, employment, dismissal, compensation, discipline and performance of an employee of the Village of Huntley.

MOTION: Trustee Piwko

SECOND: Trustee Leopold

The Voice Vote noted all ayes and the motion carried.

A MOTION was made at 8:13 p.m. to exit Executive Session.

MOTION: Trustee Kanakaris

SECOND: Trustee Leopold

The Voice Vote noted all ayes and the motion carried.

ACTION ON CLOSED SESSION ITEMS: None

ADJOURNMENT:

There being no further items to discuss, a MOTION was made to adjourn the meeting at 8:14 p.m.

MOTION: Trustee Hanson

SECOND: Trustee Westberg

The Voice Vote noted all ayes and the motion carried.

Respectfully submitted,

Barbara Read
Recording Secretary