

**VILLAGE OF HUNTLEY
COMMITTEE OF THE WHOLE MEETING
September 5, 2013
MINUTES**

CALL TO ORDER:

A meeting of the Committee of the Whole of the Village of Huntley was called to order on Thursday, September 5, 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, Harry Leopold, John Piwko and JR Westberg.

ABSENT: Trustee Niko Kanakaris

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.

PUBLIC COMMENT:

Mr. Jim Uszler, 12481 Cold Springs Drive, Huntley asked that a baseline traffic study be done on Cold Springs Drive between Farm Hill Drive and Del Webb Blvd. prior to the completion of the Kreutzer Road extension so that when the Kreutzer Road extension opens that a second study be conducted and the two studies compared. Mr. Uszler stated that he does not back up to Kreutzer Road but asked that sound abatement be installed for the people that back up to the extension. Village Manager Johnson reported that Staff has met with the adjoining homeowners and that trees will be planted on the vacant lot between the roadway and the homes.

Mr. Kurt Begalka, McHenry County Historical Society, 6422 Main Street, Union, IL noted the "Save 50 Sites" Program and also distributed information regarding the "I Wish This Was" program and stated if the Village was interested in doing this with the two recently purchased properties on Main Street that the McHenry County Historical Society would purchase the stickers for the program.

ITEMS FOR DISCUSSION:

- a) Discussion – Consideration of the August 8, 2013 Village Board, August 15, 2013 Committee of the Whole and August 22, 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 August 8, 2013 Village Board, August 15, 2013 Committee of the Whole and August 22, 2013 Village Board Meeting Minutes.

- b) Discussion – Consideration of the September 12, 2013 Bill List in the amount of 09.05.13 COW Minutes

\$504,909.41

Mayor Sass reported that \$262,365.63 (or 52 %) of the total bill list is attributable to payment of SSA & TIF Property Taxes, TIF Sales Tax & Sales Tax Rebate to Viking - TDC Huntley, LLC.

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 September 12, 2013 Bill List in the amount of \$504,909.41.

- c) Discussion – Consideration of an Ordinance approving Preliminary and Final Plat of Subdivision, and Preliminary and Final Planned Unit Development to allow a 101-lot single family residential subdivision for Pod 8A-Phase 3 in the Talamore Subdivision

Village Manager David Johnson reviewed a Power Point Presentation and reported that the Village Board previously reviewed the petition for Pod 8A–Phase 3 on July 18, 2013, at which time discussion focused on the reduced area and width of the proposed lots in Phase 3. Subsequently, on July 25, 2013, the Village Board moved to table the requested action to allow Ryland to address the Board’s concern regarding the proposed lot sizes. In response, Ryland Homes modified the proposed lot sizes and floor plans proposed for Phase 3 to be similar in size to the lots proposed for Pod 8A - Phase 2. This resulted in the average lot size in Phase 3 increasing from 11,179 to 12,203 square feet and the number of lots decreasing from 110 to 101.

On August 8, 2013, the Village Board approved the Preliminary and Final Planned Unit Development for Phase 2 and referred Phase 3 back to the Plan Commission for consideration of the proposed modifications to the lot area and width. Initial comments by the Village Board were supportive of the proposed modifications to increase the lot area and width for lots in Phase 3.

Ryland has also proposed to utilize the same floor plans in Phase 3 as would be offered in Phase 2 and are currently being built in Pod 8B, which include the following:

<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

Additionally, Ryland has agreed to install the 5/4” surrounds on the side and rear windows (this was previously requested as relief) and to market the largest homes on the largest lots.

Preliminary and Final Plat of Subdivision

The following table provides a comparison of the average lot sizes for all of Pod 8, including Pod 8B and all phases of Pod 8A.

Pod 8 - Comparison of Lot Sizes (Square Feet)

	Phase 3	Phase 2	Phase 1*	Pod 8B
Minimum	10,528	10,501	12,600	10,000

Maximum	20,032	18,306	22,907	23,571
Average	12,203	14,230	15,607	11,378
Median	11,164	14,641	14,687	10,667

**A large, pie-shaped lot of 44,723 s.f. was not included in the calculation so as not to skew the average and median lot sizes*

Plan Commission Recommendation

The Plan Commission reviewed the petitioner's revised request at their meeting on August 26, 2013 (the Plan Commission previously conducted a public hearing on June 24, 2013). Following discussion, the Plan Commission unanimously recommended approval of Pod 8A-Phase 3 by a vote of 5-0, subject to the following conditions:

1. The Single Family homes in Pod 8A - Phase 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 10,528 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.
2. The Developer and the HOA shall be responsible for the preservation, protection, and maintenance of all street trees within the right-of-way. 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 petitioner shall obtain final approval of the landscaping plan from the Development Services Department prior to the execution of the plat documents.
5. All single family detached homes in Pod 8A-Phase 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" window surrounds
 - ii. 5/4" frieze boards
 - iii. window grills are standard (as an option, a homeowner may opt out of window grills on non-corner/non-rear facing road lots)
 - iv. shutters around windows

- v. at least one rear gable
 - vi. different color architectural shingles
 - vii. 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
6. 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.
 7. 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.
 8. 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.
 9. The petitioner will comply with all final engineering revisions to be approved by the Village Engineer and Development Services Department.
 10. 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.
 11. 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.
 12. 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.

Village Manager Johnson reported that a representative from Ryland Homes 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 Village Board for Approval an Ordinance approving Preliminary and Final Plat of Subdivision, and Preliminary and Final Planned Unit Development to allow a 101-lot single family residential subdivision for Pod8A-Phase 3 in the Talamore Subdivision.

- d) Discussion – Consideration of an Ordinance approving a request for Final Plat of Subdivision and Final Planned Unit Development for Pod 1 (161-lots) in the Talamore Subdivision

Village Manager David Johnson reviewed a Power Point Presentation and reported that as a result of the proposed changes to Pod 8A - Phase 3, Ryland has decided to move forward with developing Pod 1 which will allow them to continue to offer the floor plans currently offered in Pod 6 (Pod 6 has 4 lots remaining). Pod 1 received Preliminary Plat of Subdivision and Preliminary PUD approval in 2005 with a minimum lot size of 8,750 square feet.

Final Plat of Subdivision

On August 11, 2005, the Village Board adopted Ordinance (O)2005-08.68 approving the Preliminary 09.05.13 COW Minutes

Plat of Subdivision and Preliminary Planned Unit Development (PUD) for Pod 1 of the Talamore residential subdivision. The Preliminary Plat of Subdivision and Preliminary PUD approval was for a 161-lot subdivision with a minimum lot size of 8,750 square feet. The Final Plat of Subdivision is in conformance with the Preliminary Plat.

Final Planned Unit Development

The approved Preliminary PUD included a single family product that consisted of the Landmark Series, which consists of the same models currently offered in Pod 6. In conformance with the Preliminary PUD, the Final PUD proposes the following Landmark Series homes for Pod 1:

<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

In accordance with the Preliminary PUD approval, the following upgraded elevation packages are required on all single family detached 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 & 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

Approved Variations

As part of the Preliminary Planned Unit Development approval, the petitioner was granted variances from the Huntley Zoning Ordinance 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 zoning variation was approved for Pod 1:

- The maximum building height is approved for 35-feet (instead of 25').

No further zoning variations are requested as part of the Final Planned Unit Development.

Landscape Plan

The proposed landscape plan includes parkway trees along the roadways which include the use of Autumn Blaze Maple, Exclamation London Planetree, Chanticleer Pear, Swamp White Oak, Sentry American Linden, Homestead Smoothleaf Elm and Regal Smoothleaf Elm. The use of Common Hackberry is also proposed; however, a Hackberry tree is not an acceptable tree parkway tree.

The “previously installed plantings” noted on the landscape plan adjacent Ackman Road (Outlots B and C) and surrounding the stormwater management ponds has not been installed; proposed landscaping for these areas must be added to the Landscape Plan. Additionally, the landscape plan shall be modified to add plantings on the outlots (Outlots A and D) adjacent to the Tomaso Sports Park.

Model Homes

The existing model home area located in Pod 6 will continue to be utilized for the marketing of homes in Pod 1. No additional model home areas will be constructed for Pod 1.

Declaration of Covenants and Restrictions

The Community Declaration for Talamore will be amended to include Pod 1.

Plan Commission Recommendation

The Plan Commission reviewed the Final Plat of Subdivision and Final Planned Unit Development for Pod 1 on August 26, 2013. The Plan Commission recommended approval by a vote of 5 to 0, subject to the following conditions:

13. The Single Family homes in Pod 1 shall be held to the lot design standards as delineated in the zoning exhibit dated July 28, 2005 with exception to the following:
 - e) The maximum building height is 35 feet.
14. The Developer and the HOA shall be responsible for the preservation, protection, and maintenance of all street trees within the right-of-way. 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.
15. 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.
16. The petitioner shall modify the landscape plan to add required landscaping to Outlots A, B, C and D and obtain final approval of the landscaping plan from the Development Services Department prior to the execution of the plat documents.
17. All single family detached homes in Pod 1 are required to comply with the following minimum architectural and design standards:
 - h. adherence to the Village's Monotony Ordinance as amended by Ordinance (O)2009-10.42
 - i. minimum foundation planting packages for all front and corner side yards
 - j. all front elevations shall include some brick/masonry

- k. all garage doors require windows, and at least 3 different garage designs are required for each product line
 - l. window grills on all front elevations
 - m. the following architectural upgrades are standard for all side and rear elevations for the detached single family homes
 - i. 5/4" Window surrounds
 - ii. 5/4" frieze boards
 - iii. window grills are standard (as an option, a homeowner may opt out of window grills on non-corner/non-rear facing road lots)
 - iv. shutters around windows
 - v. at least one rear gable
 - vi. different color architectural shingles
 - vii. trim will carry over from the front
 - n. all corner lots will have a minimum of two first floor windows along the corner side elevation
18. 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.
 19. 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.
 20. 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.
 21. The petitioner will comply with all final engineering revisions to be approved by the Village Engineer and Development Services Department.
 22. 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.
 23. The petitioner is required to use Portland Cement Concrete (P.C.C.) for the single-family dwelling unit driveway approaches throughout all of Pod 1.

Financial Impact

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

Village Manager Johnson reported that a representative from Ryland Homes was in attendance to answer questions.

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

Trustee Piwko recommended that the trees planted along the east side of Pod 1 be denser as those properties will be adjacent to Tomaso Park which has evening games and lights.

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 an Ordinance Approving a Final Plat of Subdivision and Final Planned Unit Development to allow a

161-lot single family residential subdivision for Pod 1 in the Talamore Subdivision.

- e) Discussion – Consideration of an Ordinance Approving (i) Final Plat of Subdivision; (ii) Rezoning from “R-2” Single Family Residence District to “B-2” Highway Service; and (iii) Site Plan Review, including approval of such relief to accommodate the parking lot expansion at 10870 Route 47 / Huntley Towers

Director of Development Services Charles Nordman reviewed a Power Point Presentation and reported that the Huntley Towers site was rezoned from “R-1” Single Family to “B-2” Highway Service to accommodate the retail center in January 1996. Following completion of the 9,868 square foot, six- (6) unit facility in 1998, the owners applied for two (2) parking variations that were necessary to allow restaurant uses to occupy tenant spaces within the retail center. The first, approved as Ordinance No. 1999-02-25-06 in February 1999 accommodated relief of eighteen (18) spaces, from the seventy-five (75) spaces required to fifty-seven (57) spaces. The second variation request, approved in August of 1999, per Ordinance No. 1999-08-19-01, granted relief of an additional fifteen (15) spaces to allow for forty-two (42) parking stalls.

The parking lot for the retail center was later modified to accommodate the Route 47 widening project. The modifications included the addition of a drive aisle providing cross-access from the Huntley Court parking lot to the south, through the subject site, to the Fourth Street intersection to the north. As a result of the Route 47 widening project, parking on the site stands at 30 parking stalls including a single handicap accessible space. The current parking lot expansion therefore serves to replace parking spaces eliminated by the Route 47 widening and increases the number of parking spaces to an amount greater than before that project.

Required Approvals

The following review and approvals are required for the proposed development of the 0.291-acre site:

- Final Plat of Subdivision (Consolidation)
- Map Amendment to rezone two lots totaling 0.291 acres from “R-2” Single Family Residence District to “B-2” Highway Service.
- Site Plan Review, including necessary relief

Staff Analysis

Plat of Consolidation

The petitioner is required to consolidate Parcel 2 (18-28-376-081) and Parcel 3 (18-28-376-083) with Lot 1 of the Kanakarlis Subdivision, recorded on August 20, 1998, resulting in a 1.254 acres site.

Map Amendment

The subject parcels are currently zoned “R-2” Single Family Residence. The subject parcels were at one time the westernmost portions of Lots 18 and 19 in the Plat of Huntley’s Station (10813 and 10811 Woodstock) until they were sold to the owner of Huntley Towers in 1999. The proposed map amendment would rezone the parcels to “B-2” Highway Service, which matches the zoning for the Huntley Towers retail center and is consistent the zoning of the Route 47 corridor.

Site Plan Review

The proposed site plan includes a ±7,200 square foot, twenty-three (23) parking stalls and 26’-wide entrance connecting the proposed parking lot to the ingress/egress Route 47 drive aisle. The parking area perimeter provides a 1.5’ overhang and requisite twenty-four (24’) wide drive aisles to allow for the proposed 9’ x 17.5’ parking stalls. The proposed dimensions of the parking stalls and drive aisles conform to Zoning Ordinance requirements.

Parking and Traffic

The existing Huntley Towers site has seventeen (17) parking stalls in the north lot and thirteen (13) parking spaces in the south lot for a total of thirty (30) parking spaces. The proposed twenty-three (23) additional parking stalls and resulting fifty-three (53) parking spaces will necessitate the addition of two (2) accessible spaces augmenting the existing single accessible parking stall in the north lot.

Landscaping and Lighting

The proposed site plan meets the Zoning Ordinance requirement that no parking space shall be located within ten (10') feet from the right-of-way and that parking lots shall be screened from both the adjacent roadways and residentially zoned properties by an evergreen hedge. In addition to the proposed evergreen screening on the north, west and south sides of the lot, three (3) Douglas Fir trees are proposed along the parking area Route 47 frontage. The parking lot will be screened from the residences to the east by a retaining wall that will measure 10'6" at its highest point. In addition, two (2) Sugar Maples and two (2) Swamp White Oaks are proposed along the top of the retaining wall. A forty-two (42") inch tall handrail, proposed for installation along the top of the retaining wall, serves to provide protection for those portions of the wall not otherwise protected by an existing fencing.

The parking lot will be illuminated with two (2), Lithonia shoebox style light fixtures with house-side shields mounted on twenty-three foot (23') tall poles. One light fixture is proposed at the east side of the parking area adjacent to the retaining wall and the second light fixture will be located just to north of the existing Huntley Towers parking area at the southern end of the proposed parking area expansion.

Requested Relief

- Per Section 156.151(G)(6) of the Huntley Zoning Ordinance, an eight (8') foot wide buffer area adjacent to a single-family district is required. Two (2') feet of relief is required for the six (6') wide buffer area proposed on the north side of the parking lot.

Plan Commission Recommendation

The Plan Commission reviewed the petition at a public hearing on August 12, 2013. Public comment included neighboring Woodstock Street residents voicing their concerns that the construction of the parking area may negatively impact landscaping on their property including a very large and old tree located in the rear yard of the Clark residence at 10815 Woodstock Street.

The Plan Commission unanimously recommended approval by a vote of 5-0, 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 petitioner will comply with all final engineering revisions to be approved by 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. 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.

4. Handicap accessible parking spaces shall be added in accordance with the Illinois Accessibility Code.
5. The petitioner shall obtain final approval of the Landscape Plan from the Development Services Department.
6. All permanent and seasonal plantings must be replaced immediately upon decline.
7. In accordance with Section 155.221(A)(6) of the Subdivision Ordinance, the developer shall record the plat of consolidation with the Recorder of McHenry County within three months of approval by the Village Board.
8. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
9. No building plans or permits are approved as part of this submittal.
10. No sign plans or permits are approved as part of this submittal.

The Plan Commission added the following conditions:

11. The petitioner is to maintain a minimum of nine (9') feet separation between the retaining wall and large tree located at the northwest corner of Lot 17, Huntley Station (10815 Woodstock Street) and tree protection is to be installed during construction.
12. The six (6') foot tall board-on-board fencing is to be extended to the northern end of the property and if required per building code, a forty-two (42") inch tall handrail is to be installed along the top of the retaining wall.

Financial Impact

The petitioner is required to pay any applicable engineering, building permit, occupancy and sign permit fees.

Director Nordman reported that Mr. Tom McCabe from SpaceCo Inc. was in attendance to answer questions.

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

Trustee Piwko asked if the 9 foot space for the Oak tree was sufficient for the resident; Director Nordman stated that the resident approved of the amount of space for the tree.

Trustee Goldman asked if the three (3) handicapped parking spaces were all going to be located in the north lot; Director Nordman reported that the location of the handicapped parking spaces was not yet determined and will be evenly distributed in the parking lot.

Trustee Leopold asked if the new area will be at the same elevation as the existing parking lot; Mr. McCabe reported that the lots will be at the same elevation. Trustee Leopold asked about the drainage; Mr. McCabe reported that the drainage will move from east to west in trench drainage.

Mayor Sass asked about the change in zoning; Director Nordman reported that the property currently is zoned R-2 Single Family Residence and will be rezoned to B-2 Highway Service.

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 an Ordinance for a (i) Final Plat of Subdivision; (ii) Rezoning from “R-2” Single Family Residence District to “B-2” Highway Service; and (iii) Site Plan Review, including approval of such relief to accommodate the proposed parking lot addition at the Huntley Towers commercial subdivision, 10870 Route 47.

- f) Discussion – Consideration of an Ordinance Approving (i) Final Planned Unit Development, including any necessary relief and (ii) a Special Use Permit for a Restaurant with a Drive-Through to accommodate the proposed McDonald’s Restaurant within Outlot 8, Huntley Grove Commercial Subdivision

Director of Development Services Charles Nordman reviewed a Power Point Presentation and reported that the petitioner, McDonald’s USA, contract purchaser, and Viking – TDC Huntley, LLC, owner, are proposing the construction of a 4,597 square foot McDonald’s Restaurant on Outlot 8 (1.38 acres) within the Huntley Grove Commercial Subdivision, adjacent to Route 47. In addition to Final Planned Unit Development approval, the proposed restaurant includes dual drive-through lanes necessitating a Special Use Permit.

The Annexation Agreement approved in 2007 for the subject property established the Preliminary Planned Unit Development and framework for the development of the Huntley Grove Commercial Subdivision stipulating that the Plan Commission and Village Board is to review and approve the Final Planned Unit Development plan for each Lot/Outlot. The Village’s Commercial Design Guidelines, which is an exhibit to the Annexation Agreement, provide further standards for development throughout the commercial subdivision.

Required Approvals

The following review and approvals are required for the proposed development of the 1.38-acre site:

- Final Planned Unit Development, including any necessary relief
- Special Use Permit for a Restaurant with a Drive-Through

Additionally, the proposed development necessitates an amendment to the Annexation Agreement that originally annexed and zoned the Huntley Grove property in 2007. Specifically, an amendment is required to Article III Zoning Approvals 3.1 Zoning Districts (vi) (a) and Section 4.4. Greenbelt Perimeter Buffer and Frontage Trees, and Sidewalks of the Agreement to allow the proposed parking lot to encroach into the 100-foot greenbelt/landscape buffer along Route 47.

Staff Analysis

Final Planned Unit Development

The 4,597 square foot McDonald’s Restaurant, with dual drive-through lanes and associated site improvements, is proposed on Outlot 8 of the Huntley Grove commercial subdivision located on the second lot south of the Route 47 access drive.

Site Plan

Ingress/egress to the site will be from two drives on the east side of the outlot to/from the north-south Huntley Grove access drive providing traffic circulation throughout the commercial subdivision.

The twenty- (20') foot wide one-way drive aisle and eighteen- (18') wide "escape-aisle" adjacent to the drive-through lanes provides vehicular circulation within the site.

The proposed front, side and rear-yard building setbacks exceed minimum required setbacks (100-foot, 20-foot and 20-foot, *respectively*). The proposed parking setbacks conform to the ten (10') foot minimum required setbacks along the side and rear lot lines; however, the front parking setback encroaches into 100-foot landscape setback adjacent to Route 47. The proposed parking lot setback adjacent to Route 47 is proposed at 70.5-feet, thereby requiring 29.5'-relief from the 100-foot landscape setback. The proposed encroachment also necessitates the previously noted Amendment to the Annexation Agreement.

A proposed dumpster enclosure, with solid metal gates, will be constructed of brick matching the proposed restaurant's exterior red brick. The enclosure will be located at the southeast corner of the site.

Parking

The Declaration of Covenants, Conditions, Easements and Restrictions (CCRs) for Huntley Grove, recorded in 2007 included a requirement specifying ten (10) parking spaces per 1,000 square feet for restaurants under 5,000 square feet. The Annexation Agreement for the Huntley Grove property required a lower parking ratio of four (4) parking spaces per 1,000 square feet.

Therefore, the proposed and required parking for the site is as follows:

PROPOSED PARKING	HUNTLEY GROVE CCRs – REQUIRED PARKING - Restaurants less than 5,000 square feet - Ten (10) spaces /1,000 square feet	ANNEXATION AGREEMENT REQUIRED PARKING – four (4) spaces /1,000 square feet
46 spaces including two (2) accessible parking spaces	46 parking spaces	18 parking spaces

Building Façade

The building facade primarily consists of a combination of Rubigo Red face brick and LedgeStone Arcade exterior materials. The west (front) and south (side) elevations, which include the building's main entrances, include narrow yellow-metal canopies. The north (drive-through side) and east (rear) elevations will have aluminum-finished trellis elements. A corrugated panel system along the entire building parapet will screen the roof-mounted HVAC and mechanical equipment.

Site Lighting

The petitioners are proposing Sternberg Prairie Series, lantern-style, single- and double-fixtures mounted upon 4"-square posts at a height of twenty-one (21') feet. The Village's Zoning Ordinance requires parking lot lighting to have an average minimum illumination of two foot-candles within the parking lot and a maximum of 0.5 foot-candles at the property lines. Village staff will continue to work with the petitioners to ensure compliance with the lighting requirements prior to the issuance of a building permit.

Landscaping

The landscape plan submitted for the site includes foundation and perimeter plantings and trees meeting or exceeding the Village's Landscape Ordinance and Commercial Design Guidelines. The dumpster enclosure screening includes a combination of plant materials including, most notably, fifteen (15) Emerald Green Arborvitae. Additionally, the 100-foot landscape buffer will be re-landscaped to include additional trees and planting beds.

Signage – Wall

The petitioner’s proposed wall sign package breaks-down as follows:

BUILDING ELEVATION	NUMBER OF SIGNS ALLOWED	NUMBER OF SIGNS PROPOSED	SQUARE FOOTAGE OF SIGNS ALLOWED	SQUARE FOOTAGE OF SIGNS PROPOSED	RELIEF REQUIRED
WEST (FRONT)	1	3 ^(1, 2,3)	46	76.6	FOR TWO (2) SIGNS & 30.6 S.F.
NORTH, DRIVE-THRU (SIDE)	0	2 ^(1, 3)	--	46.8	FOR TWO (2) SIGNS & 46.8 S.F.
SOUTH (SIDE)	0	2 ^(2,3)	--	43.8	FOR TWO (2) SIGNS & 43.8 S.F.
EAST (REAR)	0	1 ⁽³⁾	--	14	FOR SINGLE SIGN & 14 S.F.
TOTAL	1	8	46	181.2	SEVEN (7) ADDL. SIGNS AND 135.2 SQUARE FEET

THE THREE (3) TYPES OF PROPOSED WALLS SIGNS ARE:

- (1) “MCDONALD’S” SIGN – 32.8 SF
- (2) “WELCOME” SIGN - 29.8 SF
- (3) MCDONALD’S “M” SIGN - 14 SF

Signage – Ground Sign

The proposed ground signage for the restaurant consists of a two-sided, 4.5’ x 8’ (36 square foot/side), six (6’) foot tall monument sign adjacent to Route 47. The proposed sign includes an electronic message board and will be constructed of brick to match the building. The proposed monument sign does not match the outlot monument sign-template approved with the Preliminary Planned Unit Development and includes an Electronic Message Center which is prohibited by the Village’s Sign Regulations. Therefore, both the architectural style of the proposed outlot monument sign and Electronic Message Board will require relief which is included as part of the Final Planned Unit Development approval.

The two-sided, three (3’) foot tall and 3.8 square foot directional signage proposed for the site is in conformance with all applicable Sign Regulations.

Final Planned Unit Development - Requested Relief

- 1. The Annexation Agreement requires a “100’ Greenbelt Buffer” for the Outlots along Route 47, 29.5-foot relief is therefore to accommodate the proposed 70.5-foot parking/drive-aisle setback.
- 2. The Sign Package requires the following relief:
 - a. Wall Signage – relief for seven (7) additional signs and an additional 135.2 square feet
 - b. Monument Sign – relief to accommodate the architectural style which does not match the outlot sign-template approved as part of the Planned Unit Development for the Huntley Grove site
 - c. Monument Sign – relief to accommodate the Electronic Message Board

Special Use Permit

The Annexation Agreement for the subject property limits drive-through restaurants to no more three (3) within the Huntley Grove outlots. The proposed McDonald’s Restaurant with dual drive-through lanes represents the first of these establishments to develop on an outlot within the Huntley Grove commercial

subdivision.

Village Board Concept Review

The Village Board reviewed the conceptual plans for the project on June 27, 2013, and referred it to the Plan Commission to begin the formal development review and approval process. Village Board recommendations included the following:

- Relocate the parking spaces along the south side of the restaurant to the opposite side of the drive aisle to avoid conflict with queuing drive-through traffic. *The petitioner has revised the site plan to eliminate one parking space within this area. The petitioner has explained that the CCR's for Huntley Grove requires McDonald's to provide 46 parking spaces; therefore, they are unable to eliminate any additional spaces.*
- Add a larger stone cap on the monument sign. *To address this comment, the petitioner has added an extra row of brick between the top of the sign face and the concrete cap. The petitioner has also reduced the width of the sign from 11'-7" to 10 feet.*
- Add brick to the base of the directional signs. *The petitioner has added brick to the directional sign to address this comment.*

The relief required for the encroachment into the 100' landscape buffer and the additional wall signage was also reviewed during the concept review.

Plan Commission Recommendation

The Plan Commission reviewed the petition at a public hearing on August 12, 2013. The Plan Commission unanimously recommended approval by a vote of 5-0, subject to the following conditions:

13. 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.
14. The petitioner will comply with all final engineering revisions to be approved by the Village Engineer and Development Services Department.
15. 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.
16. The site plan shall be revised to remove the easternmost parking space on the south side of the restaurant to reduce conflict with the drive-through traffic queue. *The petitioner has revised the site plan to eliminate one parking space within this area.*
17. The electronic message center sign shall contain static messages only and shall not have movement or the appearance or optical illusion of movement, of any part of the sign structure, design, or pictorial segment of the sign, including the movement or appearance of movement of any illumination or the flashing, scintillating or varying of light intensity other than that provided through an automatic dimming system to control overall illumination intensity. Each message on the sign shall be displayed for a minimum of 10 seconds. The change of messages must be accomplished immediately.

18. Brick shall be added to the base of the directional signs. *The petitioner has added brick to the directional sign to address this condition.*
19. The petitioner shall obtain final approval of the Landscape Plan from the Development Services Department.
20. All permanent and seasonal plantings must be replaced immediately upon decline.
21. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
22. No building plans or permits are approved as part of this submittal.
23. No sign permits are approved as part of this submittal.

Financial Impact

The petitioner is required to pay any applicable engineering, building permit, occupancy and sign permit fees.

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

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

Trustee Goldman asked if two (2) handicapped spaces could be increased to three (3); McDonald's Attorney James E. Olguin, stated that ADA requires that handicapped spaces must be nearest to the entrance but could add a third space to the east of the two (2) proposed spaces.

Trustee Westberg asked about the addition of a flagpole; Attorney Olguin confirmed that a flagpole will be added.

Trustee Piwko stated that he understands why the handicapped parking spaces were placed where they were but wanted to state for the record that he is opposed to them at that location for safety reasons. Trustee Piwko stated that he liked the sidewalk at the south but wants signage for the crosswalk.

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 an Ordinance for a (i) Final Planned Unit Development, including any necessary relief and (ii) a Special Use Permit for a Restaurant with a Drive-Through for McDonald's Restaurant on Outlot 8, Huntley Grove Commercial Subdivision.

- g) Discussion – Consideration of a Resolution approving the McHenry County Council of Governments Local Government Vehicle and Equipment Auction Agreement and approval of the Sale and/or Disposal of Village Owned Property

Village Manager David Johnson reported that the McHenry County Council of Governments is hosting its annual vehicle and equipment auction at the McHenry County fairgrounds in Woodstock on Saturday, September 21, 2013.

Staff Analysis

Staff is requesting approval to sell or dispose of the vehicles and miscellaneous office items such as computer parts, old printers, scanners and other old office equipment as outlined in the attached resolution. These items have reached the end of their useful life with the Village. The vehicles will be sold in accordance with our Village vehicle replacement policy at an auction being conducted by the McHenry County Council of Governments (McCOG). Miscellaneous office items and equipment will be disposed of through online sales, scrap sales or recycling centers.

Financial Impact

Revenue generated from the vehicle sales will go into the Equipment Replacement Fund.

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 a Resolution Granting Approval of McHenry County Council of Governments Local Government Vehicle and Equipment Auction Agreement and Approval of the Sale and/or Disposal of Village-Owned Property.

VILLAGE ATTORNEY’S REPORT: None

VILLAGE MANAGER’S REPORT:

Trustee Piwko asked if the Kreutzer Road striping was completed; Village Manager Johnson reported that the Gilberts and Grafton sections were completed and the Village’s section would be completed next week.

VILLAGE PRESIDENT’S REPORT: None

UNFINISHED BUSINESS: None

NEW BUSINESS:

Trustee Piwko wished Mayor Sass a happy birthday.

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 7:36 p.m.

MOTION: Trustee Piwko

SECOND: Trustee Leopold

The Voice Vote noted all ayes and the motion carried.

Respectfully submitted,

Barbara Read
Recording Secretary