

**VILLAGE OF HUNTLEY  
COMMITTEE OF THE WHOLE MEETING  
October 3, 2013  
MINUTES**

**CALL TO ORDER:**

A meeting of the Committee of the Whole of the Village of Huntley was called to order on Thursday, October 3, 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, Director of Development Services Charles Nordman, Management Assistant Barbara Read and Village Attorney Mike Coppedge.

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

**PUBLIC COMMENTS:** None

**ITEMS FOR DISCUSSION:**

- a) Discussion – Consideration of the September 19, 2013 Committee of the Whole 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 September 19, 2013 Committee of the Whole Meeting Minutes.*

- b) Discussion – Consideration of the October 10, 2013 Bill List in the amount of \$2,035,746.02

Mayor Sass reported that \$1,785,385.17 (or 88%) of the total bill list is attributable to payment of SSA & TIF Property Taxes. 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 October 10, 2013 Bill List in the amount of \$2,035,746.02.*

- c) Discussion – Consideration of an Ordinance Amending the 2013 Liquor License for 10.03.13 COW Minutes

## Sammy's Restaurant and Lounge, 11012 Route 47

Mayor Sass reported that the Village is in receipt of a request from Ms. Luljeta Abdullai of Sammy's Restaurant and Lounge (Sammy's) to allow for another outside event this fall. Sammy's, 11012 Route 47, is requesting to amend their Class "A" Liquor License to allow for the event, as it was not included in the renewal application submitted by Sammy's in December 2012.

### Staff Analysis

The amendment request is to include a fundraiser benefit on Saturday, October 19, 2013. Two (2) canopies will be used – one (1) for seating and one (1) for the band. The same layout will be used as with the two previously approved outside events for 2013. No liquor will be allowed off the premises. All drinks will be served in plastic cups. The owner has been notified that a noise permit must be obtained due to the scheduled band performances.

### Financial Impact

Sound Amplification Permit fee - \$25.00

### Legal Analysis

Sammy's holds a Class "A" license which allows for outside events; however, Village Liquor Code stipulates the following regulations:

#### § 110.23 CLASSIFICATION AND FEES.

(1) *Class "A."* Class "A," which 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. The annual fee for such license shall be \$950.

*(a) At the time of annual renewal of any Class "A" liquor license, any licensee who intends to conduct any annual off premises (outside) activities in the upcoming year shall submit a list with complete description to the Liquor Commissioner identifying the date and the hours for these special events. The Liquor Commission shall have the absolute discretion to approve or deny any date set forth on the list submitted as part of the annual renewal application. No amendments shall be approved during the course of the licensed year, and the failure to include a particular date on the list submitted as part of the annual renewal shall preclude any special event on any date not included on the attached list.*

### Recommended Conditions of Approval

1. All required permits and inspections associated with the canopies shall be obtained by the petitioner prior to the event
2. The canopies shall be removed no later than 48 hours after the event has ended.
3. The petitioner shall comply with all requirements of the Huntley Police Department, Huntley Fire Protection District and McHenry County Health Department

Mayor Sass asked that the Amplification Permit Fee be waived and reported that he asked event organizers to speak personally with the surrounding residents.

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 amending Sammy's Restaurant and Lounge, 11012 Route 47, 2013 Class A***

## ***Liquor License.***

- d) Discussion – Consideration of an Ordinance Approving the Issuance of a Class “D” Liquor License to Huntley Food & Liquor; 10729 Dundee Road

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.

### Staff Analysis

The Village received notification from Mr. Uday Patel that he will no longer be operating Huntley Food & Liquor at 10729 Dundee Road. Huntley Food & Liquor was approved for a Class “D” liquor license. In conjunction with Mr. Patel leaving Huntley Food & Liquor, staff is in receipt of an application for a Class “D” liquor license from Mr. Anil Brahmhatt for Huntley Food & Liquor. The company name will remain the same with the ownership changing. A Class “D” liquor license provides for the following:

*Class “D.” Class “D,” which shall only permit the retail sale of alcoholic liquor in sealed packages but not for consumption on the premises where sold. The annual fee for such license shall be \$950. No Class “D” license shall be issued to any business which is engaged in the sale of gasoline or gasoline related products, or doing business which is operated or maintained on any premises in which any other business is engaged in the sale of gasoline or gasoline related products, provided however that the holder of a Class “D” liquor license shall be permitted to conduct sampling/tasting events on the licensed premises subject to the following regulations:*

- (a) The quantity of any tasting/sampling that is provided on any licensed premises shall not exceed for distilled spirits one-half ounce, for wine 2 ounces, and for beer 6 ounces.*
- (b) No samples shall be provided to any person who is under the age of 21.*
- (c) No sample provided at the licensed premises shall be removed from the licensed premises.*
- (d) At the time of annual renewal of any Class “D” liquor license, any licensee who intends to conduct sampling/tasting events shall submit a list to the Liquor Commissioner identifying the date of any proposed sampling and the hours for any proposed sampling. The Liquor Commission shall have the absolute discretion to approve or deny any date set forth on the list submitted as part of the annual renewal application. No amendments shall be approved during the course of the licensed year, and the failure to include a particular date on the list submitted as part of the annual renewal shall preclude sampling or tasting on any date not included on the attached list.*

All documents required have been submitted with the exception of the State Liquor License and fingerprints. The fingerprint application has been submitted to the State, but the results have not yet been received. Also, 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 “D” liquor license with the condition of approval being that Huntley Food & Liquor must provide a certified copy

(proof) that they obtained a State Liquor License before the Village's liquor license becomes effective.

#### Financial Impact

A payment of \$950 has been received and deposited to 01-00-1-4120 / Liquor License revenue line item.

#### Legal Analysis

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

Mayor Sass asked the Committee if they 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 authorizing the issuance of a Class "D" Liquor License to Huntley Food & Liquor; 10729 Dundee Road subject to the following conditions:***

- 1. Petitioner must show proof of the State of Illinois Liquor Licenses before the Village of Huntley Class "D" Liquor License becomes effective.***
- 2. Approved fingerprint results must be received from the State of Illinois.***

- e) Discussion – Consideration of an Ordinance Approving the Issuance of a Class "D" Liquor License to Best Price Tobacco & Gifts, Inc; 11717 Main Street

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.

#### Staff Analysis

The Village is in receipt of an application for a Class "D" liquor license from Mr. Hitesh Suchde for Best Price Tobacco & Gifts (Best Price). Mr. Suchde currently owns and operates Best Price on Main Street and is seeking to obtain a liquor license for his store. A Class "D" liquor license provides for the following:

*Class "D." Class "D," which shall only permit the retail sale of alcoholic liquor in sealed packages but not for consumption on the premises where sold. The annual fee for such license shall be \$950. No Class "D" license shall be issued to any business which is engaged in the sale of gasoline or gasoline related products, or doing business which is operated or maintained on any premises in which any other business is engaged in the sale of gasoline or gasoline related products, provided however that the holder of a Class "D" liquor license shall be permitted to conduct sampling/tasting events on the licensed premises subject to the following regulations:*

*(a) The quantity of any tasting/sampling that is provided on any licensed premises shall not exceed for distilled spirits one-half ounce, for wine 2 ounces, and for beer 6 ounces.*

*(b) No samples shall be provided to any person who is under the age of 21.*

*(c) No sample provided at the licensed premises shall be removed from the licensed premises.*

*(d) At the time of annual renewal of any Class "D" liquor license, any licensee who intends to conduct sampling/tasting events shall submit a list to the Liquor Commissioner*

*identifying the date of any proposed sampling and the hours for any proposed sampling. The Liquor Commission shall have the absolute discretion to approve or deny any date set forth on the list submitted as part of the annual renewal application. No amendments shall be approved during the course of the licensed year, and the failure to include a particular date on the list submitted as part of the annual renewal shall preclude sampling or tasting on any date not included on the attached list.*

All documents required have been submitted with the exception of the State Liquor License and fingerprints. The fingerprint application has been submitted to the State, but the results have not yet been received. Also, 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 "D" liquor license with the condition of approval being that Best Price must provide a certified copy (proof) that they obtained a State Liquor License before the Village's liquor license becomes effective.

#### Financial Impact

The three month fee of \$240 has been received and deposited to 01-00-1-4120 / Liquor License revenue line item.

#### Legal Analysis

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

Mayor Sass reported that the petitioner was in attendance to answer questions.

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

Trustee Hanson stated that he approved of the request but does not want to see neon signage in the windows.

Trustee Piwko stated that he was opposed to the request as the Village currently has five (5) liquor licenses in that area around the Square and stated that the Village is trying to promote the downtown and adding a liquor store would hinder the project.

Trustee Westberg stated that he agreed with Trustee Piwko and reported that the area around the Square is looking rough and he wants to see less liquor establishments and more family friendly businesses.

Trustee Goldman stated that she supported the request as there are no places on the eastside to purchase package alcohol.

Trustee Leopold stated that he was against the request as there are already five (5) liquor establishments on the Square and that is too dense.

Trustee Hanson asked if the bars can sell packaged liquor; Village Manager Johnson reported that the bars are allowed to sell package liquor.

There were no other comments or questions.

***It was the consensus of the Committee of the Whole to forward on to the Liquor Commission for approval an ordinance authorizing the issuance of a Class "D" Liquor License to Best Price Tobacco & Gifts, 11717 Main Street subject to the following conditions:***

1. *Petitioner must show proof of the State of Illinois Liquor Licenses before the Village of Huntley Class "D" Liquor License becomes effective.*
2. *Approved fingerprint results must be received from the State of Illinois.*

- f) Discussion – Consensus of the Committee of the Whole to allow Huntley Community Radio to proceed with a Federal Communications Commission license application to locate a low-power FM transmission antenna on Water Tower #5 in the Wing Pointe Subdivision

Village Manager David Johnson reported that Huntley Community Radio (HCR) met with Staff earlier this year regarding the possibility of locating a low-power FM transmission antenna on Water Tower #5 in the Wing Pointe subdivision. Initial survey work done by HCR has indicated that the tower is a good site for the location on a transmission antenna for the radio station. Before HCR proceeds with the submittal of a license request to the Federal Communications Commission (FCC) and subsequent studies, they are seeking consensus of the Committee of the Whole to proceed with an FCC application and reasonable assurance that the Village of Huntley would allow HCR to locate an antenna on the tower.

Prior to a formal agreement between the Village and HCR, studies must be completed to determine that the proposed antenna installation is structurally sound and would not interfere with any existing transmission service currently located on the tower. It is estimated that the cost of the required studies would be approximately \$5,000 which would be entirely funded by HCR. Due to cost of these studies HCR would not proceed with them until FCC license approval has been obtained. The location of a transmission antenna will also require the approval of a Special Use Permit which requires a public hearing by the Plan Commission.

The FCC filing window will open on October 15, 2013 and close on October 29, 2013. HCR expects the FCC review and approval process to take several months before they are notified of the status of their application. Assuming the FCC approves the low-power FM license for HCR, they would then submit an application to the Village for a Special Use Permit and draft a formal lease agreement for review by the Village Board.

#### Financial Impact

Although not formally requested at this time, HCR has indicated they would request to locate the antenna on Water Tower #5 rent-free. All costs associated with the necessary studies and installation of the antenna would be paid by HCR.

#### Legal Analysis

The location of a low-power FM antenna on Water Tower #5 will require the approval of a Special Use Permit which requires review and approval by the Plan Commission and Village Board. The Plan Commission's review of the application will include a public hearing. A lease agreement between the Village and HCR shall also be required prior to the installation of the antenna. Both would be submitted by HCR following the FCC approving their license.

Village Manager Johnson reported that representatives from HCR were in attendance to answer questions.

Allen Pollack, HCR Executive Director introduced Jim Carollo, HCR Technical Director and Robert Yellman as the HCR Technical Consultant.

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

Trustee Leopold stated that he approved of allowing HCR use of the water tower rent free for a period of time and suggested a three-year contract.

Trustee Goldman asked if the equipment would act as a lightning rod or interfere with plane traffic; Mr. Carollo reported that the equipment would not be an issue for lightning or planes.

Trustee Westberg asked if the equipment would interfere with the power line transmission; Mr. Carollo stated that there would be no interference as it is low wattage. Trustee Westberg asked how it was connected; Mr. Carollo stated it was an internet connection.

Trustee Piwko asked how long the HCR lease was at Deicke Park; Mr. Pollack reported that the lease is to be renewed in December.

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

***It was the consensus of the Committee of the Whole to forward on to the Village Board approval of the request to allow Huntley Community Radio to proceed with a Federal Communications Commission license application to locate a low-power FM transmission antenna on Water Tower #5.***

- g) Discussion – Consideration of an Ordinance Approving a Special Use Permit to operate an Indoor Recreation Facility within the “M” Manufacturing District-zoned property at 1 Union Special Plaza / Heat United Soccer Club

Village Manager David Johnson reported that Union Special LLC and Heat United Soccer Club (HU) have applied to the Village of Huntley for a Special Use Permit for Indoor Recreation within the “M” Manufacturing zoning district. The Special Use Permit will allow the Heat United Soccer Club to utilize a 6,146 square foot lease space in addition to the 15,867 square foot space they currently share with Huntley Travel Baseball (HTB) under the Special Use Permit approved last year per Ordinance (O) 2012-4.16.

The subject lease space will be utilized by HU in much the same manner as described under the original Special Use Permit with the lease space primarily used on weekdays between 6 p.m. and 8 p.m. with peak usage time involving as many as 15 to 20 participants. HU participants are generally between the ages of eight (8) and eighteen (18) years of age and are typically dropped off at the facility thereby utilizing a modest amount of the Union Special facility parking. The peak usage times differ from other businesses within the Union Special facility and minimal parking required for the uses are both cited as reasons why the petitioners expect little if any conflict with the proposed Special Use.

HU has indicated they may allow other organizations to utilize its lease space to help reduce rental costs (such as Cheerleading and Lacrosse teams); however, they have stated that they are not openly marketing the space to other organizations. The use of the space would potentially be open to other groups when HU is primarily competing outdoors. This is generally from April through October.

#### Plan Commission Recommendation

The public hearing to consider the Special Use Permit to operate Indoor Recreation Facilities within the 10.03.13 COW Minutes

“M” Manufacturing District-zoned property at One Union Special Plaza was held before the Plan Commission on Monday, September 23, 2012. No one presented testimony in opposition to the request. Having fully heard and considered testimony, the Plan Commission recommended approval by a vote of 6 to 0, subject to the following conditions:

1. All improvements must occur in full compliance with all applicable Village Municipal Services (Engineering, Public Works, Planning and Building), practices and permit requirements.
2. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
3. No Signage is approved as part of the Special Use Permit.

#### Financial Impact

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

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

Trustee Goldman asked if the space is sublet if the Village has any control as to who subleases the space. Village Manager Johnson reported that additional language can be added to the ordinance to indicate that the space can be sublet to “local” groups only. Village Manager Johnson also reported that Union Special will probably want to monitor which groups are using their space.

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 Granting Approval for an Indoor Recreation Facility within the “M” Manufacturing District-zoned property at One Union Special Plaza.***

- h) Discussion – Consideration of an Ordinance Approving a Preliminary and Final Plat of Subdivision and Site Plan Review, including approval of such relief as may be necessary to allow development in accordance with the site plan that has been submitted to, and is on file with, the Village of Huntley for Lot 3A of the Resubdivision of Lots 4, 5, & 6 in Regency Square-Phase 2A / Interstate Partners

Director of Development Services Charles Nordman reviewed a Power Point Presentation and reported that the petitioner is proposing the construction of an Aldi Food Market and a new multi-tenant commercial building on two proposed lots immediately south of Interstate Partners’ previous project which includes Jimmy John’s, Little Caesars, Rookies and Starbucks. Both proposed lots are zoned “C-2” Regional Retail District. Lot 1 would consist of a 6,560 square foot building with two tenant spaces, one of which would be occupied 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 17,014 square foot building solely to house Aldi’s Food Market.

#### Plat of Consolidation

The petitioner is proposing to resubdivide Lot 3A of the Resubdivision of Lots 4, 5, & 6 in Regency Square-Phase 2A. The resubdivision will divide Lot 3A into two lots to accommodate the proposed development. The following table provides a summary of the proposed and required lot area and width for each of the proposed lots.

	<b>PROPOSED</b>	<b>MINIMUM REQUIRED</b>	<b>RELIEF REQUIRED</b>
<b>Lot 1</b>			
Width	125.41 ft.	200 ft.	<b>Yes</b>
Area	51,313 sf	43,560 sf	No
<b>Lot 2</b>			
Width	216.31 ft.	200 ft.	No
Area	90,996 sf	43,560 sf	No

Site Plan Review

*Building Elevations*

Building elevations have been provided for each building that include the use of brick and other masonry materials. The proposed buildings are designed to complement the architectural style associated with the building to the north constructed in 2012 by the petitioner. 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 and would feature the large boulder that is currently on the site. Building material samples will be presented at the meeting.

*Parking*

The parking lots have been configured to allow cross-access and shared parking between the two properties and the existing development to the north. The proposed site plan provides 81 parking spaces on Lot 1 and 86 spaces on Lot 2 for a total of 167 parking spaces between the two lots (7 parking spaces are provided for every 1,000 square feet of gross building area). The following table summarizes the parking requirements for each lot.

	<b>BLDG. AREA</b>	<b>REQUIRED SPACES</b>	<b>PROVIDED SPACES</b>
Lot 1	6,560 sf	66 (restaurant)	81
Lot 2	17,014 sf	69 (retail)	86
<b>Total</b>	<b>23,574 sf</b>	<b>135</b>	<b>167</b>

*Lighting*

The proposed parking lot lighting utilizes a shoebox style fixture, similar to the style of fixture used for the adjacent Interstate Partners development and also Walgreens, Chase Bank, and the multi-tenant retail center which are located further to the north of the subject site. The proposed Challenger II Medium fixture is a flat lensed fixture that provides full-cut off.

*Signage*

Ground signs are proposed for each lot and are designed to appear similar in style and size to those on lots to the north. Aldi’s Route 47 sign is proposed to measure 10’-3” in height and 51.52 s.f. in area per side, while monument signs on Langston Drive and Princeton Drive are proposed to measure 6’-0” in height and 16.88 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 10’-3” in height and 56 s.f. in area per side. The monument signs adjacent to Route 47 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 is required from the Regency Square Guidelines for the proposed ground signs.

Building wall signage has generally been shown on the proposed building elevations.

Required Relief

The following relief from the Regency Square Development Guidelines is required for the proposed development plans:

*Preliminary/Final Plat of Subdivision*

1. The “C-2” Regional Retail District minimum lot width for Pad Site without a Drive-Through is 200 feet; therefore, the 124.41-foot wide Lot 1 requires 75.59 feet relief from this requirement.

*Site Plan*

1. A parking lot setback of 100 feet is required from Route 47 right-of-way. A setback of 39.12 feet is proposed. A setback of 39 feet was approved for the project to the north.
2. A side yard building setback of 15 feet is required. A building setback adjacent to the north line of Lot 1 is 6.48 feet, requiring 8.52 feet of relief.
3. According to the Plat of Resubdivision a 50-foot building setback is required from the south property line of Lot 2. As proposed, the 32.98-foot building setback requires 17.02 feet of relief.

*Landscaping*

1. Per the Regency Square Development Guidelines Landscape Design Standards, the development must comply with the following requirements:
  - i. 1 tree/1,000 s.f. of green space, exclusive of parking lots; perimeter requirements, and buffer requirements - 24,843 s.f. of green space requires 25 trees; 23 trees proposed. Relief is required for two trees.
  - ii. 1 tree / 50 feet of lot perimeter – 1,249 feet – This requires 25 additional trees to be added to the plan. Relief is required for 25 trees.
  - iii. 1 tree / 50’ of road frontage – 340 feet Route 47 frontage – requires seven trees – 3 trees proposed – Relief is required for four trees.
  - iv. 1 tree / parking island – no parking island trees are proposed. – Relief is required to allow no trees in the parking lot landscape islands. The same relief was granted for the Interstate Partners project to the north.

*Signage*

1. A ground sign must setback 100 feet from Route 47 right-of-way. A setback of 30 feet is proposed on each lot. Relief required.
2. A ground sign may not exceed 54 square feet per side. A ground sign of 56 square feet is proposed on each lot. Relief required.
3. A ground sign may not be greater than 6’-8” inches in height. A ground sign of 10’-3” is proposed on each lot. Relief required.
4. One (1) ground sign is permitted per lot. Two (2) ground signs are proposed on Lot 1 (Brunch Café) and three (3) ground signs are proposed on Lot 2 (Aldi). Relief required.
5. The total area of wall signage per tenant cannot exceed one square foot per lineal foot of tenant frontage and the length of the sign cannot occupy more than 60% of the tenant’s linear frontage. The following table summarizes the required relief for the size of the proposed wall signage:

	Linear Bldg. Frontage	Square Footage Allowed	Proposed
Aldi	141.33	141.33	67.95 (east and north elevation) 49.98 (south and west)

Brunch Café	56	56	70.15 (east, north and west elevations)
Vacant	25	25	

Staff notes, the developer’s previous project was granted relief to allow a tenant’s wall sign to measure two square feet for each one linear foot of the tenant’s frontage and the length of the sign shall not exceed the linear frontage of the tenant’s storefront. It is recommended that a similar criterion be applied to this development to ensure uniformity.

6. One wall sign per tenant or one per street frontage (must be located on street frontage face of the building) is allowed. Lot 1 fronts on Route 47 and Princeton Drive; therefore, allowing two wall signs for each tenant (one on the Route 47 building frontage and one on the Princeton Drive building frontage). Relief is required to allow the Brunch Café to have an additional sign on the north elevation of their tenant space. Aldi is located on three street frontages (Route 47, Princeton, and Langston) and is therefore allowed three wall signs. Relief is required to allow Aldi to have one additional wall sign on the north elevation of the building.

Village Board Concept Review

The Village Board reviewed conceptual plans for the project at the July 18, 2013, meeting and provided the petitioner the following comments:

- Awnings should continue on the north side of the multi-tenant (restaurant) building. *The petitioner has added windows and awnings on the north elevation of the multi-tenant (restaurant) building.*
- The blank walls will be visible and it was suggested that windows be added to the Aldi elevations. *The petitioner has created brick raised “windows” on the east and north Aldi elevations to create the look of windows. Similar raised brick “windows” were also added to the south and west elevations of the multi-tenant building. Additionally, the petitioner has added a soldier course of brick above the raised “windows” and added a raised soldier course at the roofline of both buildings. Raised pilaster columns with decorative accent caps and wall mounted decorative lighting have also been added to all elevations of the Aldi building.*
- The upper ½ of the Aldi building includes too much blank face brick and it was recommended that accents of keystones/limestone or transom windows be added to the elevations. *The petitioner has added a raised soldier course adjacent to the roof line and a soldier course mid-way up the building elevations.*
- It was suggested that the walls of the Aldi building be increased in height to screen the mechanicals. *The petitioner has raised the height of the walls to fully screen the roof-top mechanical equipment.*

In addition to the above changes, the petitioner has also enclosed the Aldi cart corral with glass. The previously submitted elevations for the Aldi and the multi-tenant building are provided as an exhibit to this report to further illustrate the changes to the building elevations.

Plan Commission Recommendation

The Plan Commission reviewed the petition at a public hearing on September 23, 2013. There were no parties who spoke in opposition of the petition. The Plan Commission recommended approval by a vote of 6-0, subject to the following conditions:

1. All public improvements and site development must occur in full compliance with the submitted plans and all other applicable Village Municipal Services (Engineering, Public Works, Planning and Building) site design standards, practices and permit requirements.

2. The petitioners will comply with all final engineering revisions to be approved by the Village Engineer and Development Services Department.
3. The petitioners will comply with all revisions to the Final Plat of Subdivision to be approved by the Village Engineer and Development Services Department.
4. The Village of Huntley will require adherence to Illinois drainage law and best management practices for stormwater management.
5. In accordance with the Section 155.221(A)(5) of the Subdivision Ordinance, the owner shall record the Plat of Subdivision with the Recorder of Kane County within three months of approval by the Village Board. Failure to record the Plat of Subdivision within three months shall make it null and void.
6. The petitioner shall work with Village Staff to place additional trees throughout the site.
7. The petitioner shall obtain final approval of the Landscape Plan from the Development Services Department.
8. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
9. The allowable size of future tenant wall signage shall not exceed two square feet for each one linear foot of the tenant's frontage, and the length of the sign shall not exceed the linear frontage of the tenant's storefront.
10. The final location of the ground signs on Princeton Drive and Langston Drive shall be field verified so as not to obstruct vehicular sight lines.
11. No building plans or permits are approved as part of this submittal.
12. No sign permits are approved as part of this submittal.

#### Financial Impact

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

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

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

Trustee Piwko stated that the Brunch Café looks very good and the Aldi plans look a little better; however, there is still too much brick and they need to put something within the brick on the north and east sides of the building.

Trustee Hanson stated that he was okay with the plans and that the depth of the brick outline windows will look good but he would like to see some soldier course.

Trustee Westberg stated that he was happy with the designs and appreciated not to see the mechanicals on the roof.

Trustee Goldman stated that she was happy with the designs.

Trustee Leopold suggested that on the Aldi building that a different color brick be inserted in the cutout and asked Trustee Piwko if that would help. Trustee Piwko stated that he was looking to break up the large amount of brick and agreed that perhaps a change in the color of brick would help.

Mark Ebacher, President of Interstate Partners LLC, reported that the 2-dimensional drawings that were submitted do not show the depth and that he will work with Staff on the brick colors elements.

Trustee Hanson asked if the ribbon at the center of the building across the building was put at that height because of the Aldi signage and if not could be moved up to break up the wall. Mr. Ebacher reported that it was placed there to dovetail with the pilaster cap and to tie in with the roof line at the entrance. Mr. Ebacher stated that he will look at those patterns with Aldi and Village Staff.

Trustee Leopold suggested that perhaps gooseneck lights in the window cutout or awnings might help break up the span of brick. Mr. Ebacher stated that those were not considered as there would be issues with bugs and birds and they want the exterior to be kept clean.

Trustee Westberg asked if the petitioner could send a better picture prior to the Village Board Meeting of the raised brick so the Board would have a better understanding of how it will actually look; Mr. Ebacher stated that he would send a picture the next day.

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

*It was the consensus of the Committee of the Whole to forward on to the Village Board for approval an Ordinance approving a Preliminary and Final Plat of Subdivision and Site Plan Review, including approval of such relief as may be necessary to allow development in accordance with the site plan that has been submitted to, and is on file with, the Village of Huntley for Lot 3A of the Resubdivision of Lots 4, 5, & 6 in Regency Square-Phase 2A.*

**VILLAGE ATTORNEY'S REPORT:** None

**VILLAGE MANAGER'S REPORT:**

Trustee Leopold asked if there has been any interest in Powell's Car Wash; Village Manager Johnson stated that there has been outside interest.

**VILLAGE PRESIDENT'S REPORT:**

Mayor Sass reported that the last Outdoor Farmers Market is this Saturday and that a monthly Indoor Farmers Market begins November 2<sup>nd</sup> at the Legion (1<sup>st</sup> Saturday of the month only).

Mayor Sass reported that the Tomaso Celebration of Life Breakfast was Saturday, October 5<sup>th</sup> at 9am at the Legion Hall.

Mayor Sass wished Trustee Piwko a Happy Birthday on Sunday the 6<sup>th</sup> and Trustee Goldman a Happy Birthday on Monday the 7<sup>th</sup>.

**UNFINISHED BUSINESS:** None

**NEW BUSINESS:**

Trustee Leopold noted that Centegra's court case was continued to November 12<sup>th</sup>. Trustee Leopold also noted that he liked the Centegra landscape improvements recently installed.

**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 7:47 p.m.**

**MOTION: Trustee Leopold**

**SECOND: Trustee Goldman**

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

Respectfully submitted,

Barbara Read  
Recording Secretary