

Agenda Item: **Conceptual Review – Redevelopment of the Former Fire District Station One Property at 11808 Coral Street for Restaurant and Apartments and Resolution Authorizing Continued Negotiation of a Redevelopment Agreement with Billitteri Enterprises, LLC**

Petitioner: **Billitteri Enterprises, LLC prospective purchaser; Huntley Fire Protection District, Owner**

Department: **Village Manager’s Office**

Introduction

The Village Board approved the Downtown Revitalization Plan in September, 2010 and has worked diligently to implement the plan, including the establishment of a Tax Increment Finance (TIF) District for the area. A fundamental component of the Downtown Plan is the redevelopment of properties within the TIF District. The plan identified the Fire Protection District property as a key redevelopment parcel appropriate for a mixed-use development that includes retail or dining uses on the ground floor and multi-family units above. The proposal by Billitteri Enterprises includes a restaurant space of approximately 5,000 square feet on the ground floor and the addition of three stories of apartment units above. The building is currently still under the ownership of the Huntley Fire Protection District. It is the intent of the Village, subject to certain terms and conditions, to purchase the property from the Fire District and in turn sell a portion of the property to the developer subject to a purchase and sale agreement and a redevelopment agreement.

Staff Analysis

Per Village Board direction on September 23, 2021, Staff began discussions with Billitteri Enterprises for a redevelopment agreement to accommodate the redevelopment of the property for commercial and residential uses as described above. The current proposal includes the renovation and re-use of the existing building for a restaurant with outdoor seating in the area adjacent to Coral Street and the addition of three floors of apartment units as follows: two studio, nine one-bedroom, and seven 2-bedroom units for a total of 18 units. The restaurant operator is Dan Hart, who will be operating a DC Cobbs. Mr. Hart owns DC Cobbs restaurants in East Dundee, McHenry and was the original owner in Woodstock; owns the Hart’s Garage restaurant in Pingree Grove, Hart’s Saloon in Hebron, and is a partner in Clasen’s Tavern in Union.

Proposed Building – Elevations and Interior Features

The proposed modifications to the existing building would add three additional stories to the structure, thus creating a four-story building that would have an overall height of 50’-5”. The proposed elevations would keep the building’s existing brick and add two additional overhead doors to the south elevation, facing Coral Street. The overhead doors would access the restaurant’s outdoor patio. The proposed patio would include the use of a retractable roof structure, similar to the one at DC Cobb’s McHenry location, which would be enclosable to allow use of the patio through the cooler months of the year. The upper three stories of the building would include a combination of face brick to match the existing building and LP Smart Siding (engineered wood siding). Each of the apartments would include a balcony that would be located on either the north or south elevations of the building. Access to the apartments would be provided on the west elevation of the building and the restaurant’s entrance would be located on the south elevation, facing Coral Street.

The apartment units will include upgraded features such as stainless steel appliances, granite or quartz counter tops, and in-unit washers and dryers. The anticipated monthly rent is expected to range between \$1,200 to \$1,600 per month.

Parking Lot Improvements

Parking to accommodate the redevelopment would be provided on the north side of the building (existing parking lot to be reconstructed) and in a new lot to be constructed on the parcel to the east, which fronts Woodstock Street. The developer has a contract to purchase the residence at 11011 Woodstock Street to allow for the expanded parking lot. The parking area would be combined into one lot that would provide 41 parking spaces. The parking lot would also serve to provide off-street parking for the Post Office. Construction of a parking lot at this location was originally proposed as a 2020 project in the FY20 Budget but was deferred due to Covid concerns. The Village would maintain ownership of the parking lot, which would be accessed primarily from Woodstock Street. The access from Coral Street is proposed to be one-way northbound so that westbound traffic on Coral Street has access to the parking lot.

The proposed screening of the new parking lot is designed based on discussions with the neighboring homeowner to the north. The proposed screening includes an 8-foot-tall wood/wood-looking composite privacy fence that would run the full length of the adjoining lot line. In addition to the fence, landscaping is proposed on the south side of the fence.

The dumpster enclosure would be located at the northwest corner of the site and would be constructed to match the existing enclosures within the downtown (behind Parkside, Sal's, and on the east side of the fire station building). The enclosure would provide sufficient space for the trash receptacles required for the restaurant and the apartment units.

2022-2025 Strategic Plan Alignment

The Strategic Plan identifies "*Strong Local Economy*" as a strategic focus and the following goals: "*Location of Choice for Residents*," "*Location of Choice for New and Expanding Businesses of all Sizes*," and "*A Vibrant Downtown Gathering Place*." The addition of housing units in the downtown would create diversity in available housing options, while the addition of a restaurant will offer new dining opportunities. Additional commercial development in the downtown would also enhance its location as a gathering place and reinforce the economic vitality of the area.

Financial Impact

The property is located in the Downtown TIF. The preliminary estimated value of the project is approximately \$5 million, with an estimated TIF increment of \$1,306,000 generated through the end of the TIF in 2036. Per the proposed redevelopment agreement terms, at least 60% of the incremental property tax revenue generated by the project would be retained by the Village's TIF Fund, and up to 40% of the increment would be used to reimburse TIF-eligible developer expenses until such time as the developer has received the amount of \$386,000. At that time, projected to occur in 2032, the Village would receive 100% of the incremental tax revenue. Additionally, under the proposed redevelopment agreement, the TIF Fund would reimburse up to \$150,000 of eligible expenses related to build-out of the restaurant space. Since the building is currently owned by the Fire District, the property is tax exempt and generates no property tax revenue. In addition to the property tax revenue, the restaurant will generate sales tax revenue and video gaming revenue.

Legal Analysis

A property purchase and sale agreement and redevelopment agreement would be required to establish the terms and conditions of the sale and redevelopment of the property. The site is zoned B-2, which allows restaurants and multi-family dwelling above first floor business uses as special uses. The site would be developed as a planned unit development (PUD) to address required relief from the B-2 bulk regulations (i.e. parking, height, setbacks, etc.).

Courtesy Review

The petitioner has requested the Village Board to conceptually review the proposed plans. The Village Board is not required to provide a formal position statement on the proposal, and the petitioner shall not be required to comply with any position statements which are offered. The concept review shall provide the petitioner with initial comments and concerns that should be considered as they proceed in the formal review process. The Village Board and its individual members are not bound by any comments made during the discussion and the petitioner acknowledges that it cannot claim in the future any reliance whatsoever on those comments.

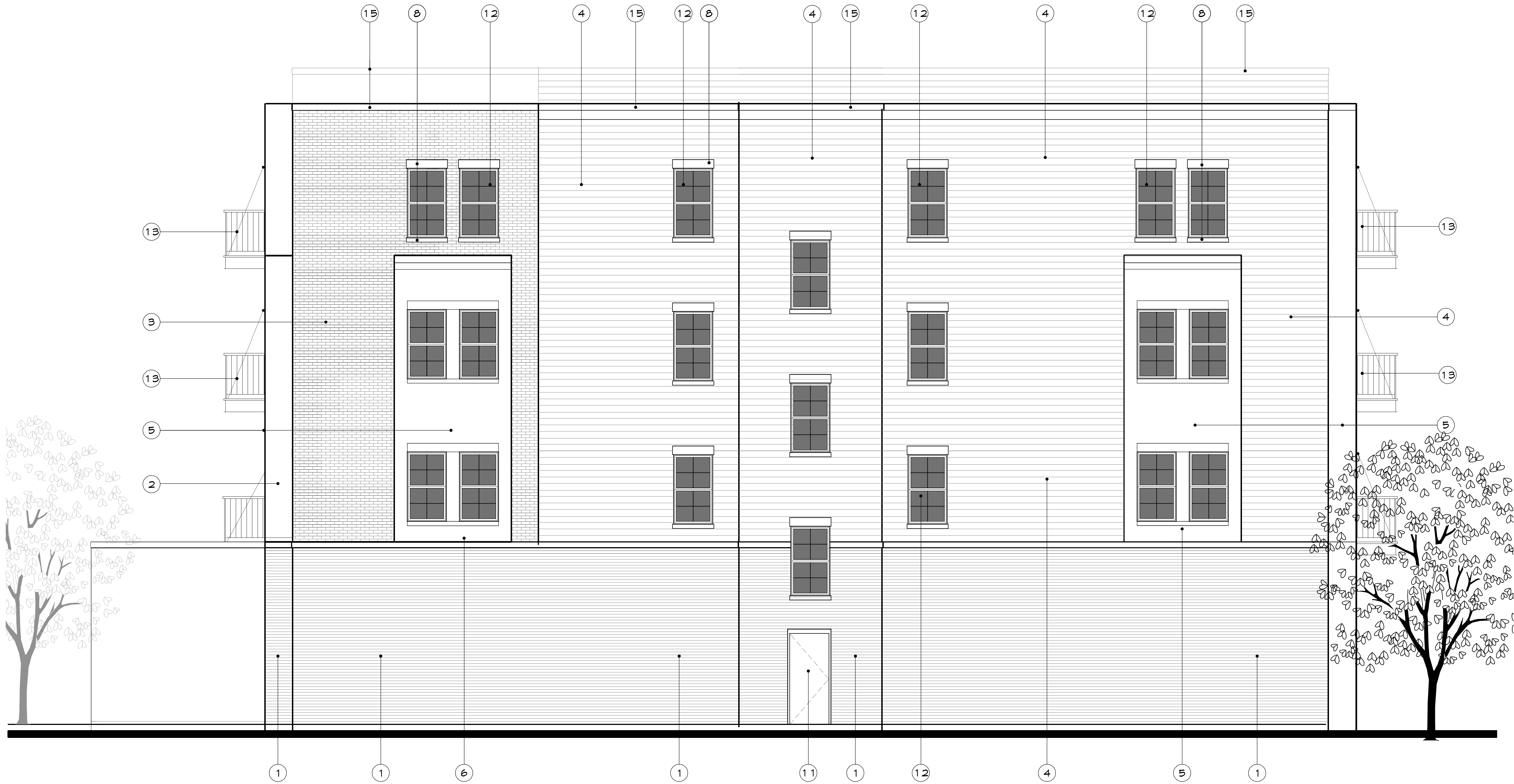
The Village sent out courtesy notices to 31 surrounding property owners to inform them of the Village Board meeting and concept review discussion.

Action Requested

The Village Board is requested to review the proposed conceptual site plan and elevations and provide any questions, comments, or concerns for the petitioner to consider as they proceed in the formal review process. A motion of the Village Board is requested for a Resolution Authorizing Continued Negotiation of a Redevelopment Agreement with Billitteri Enterprises, LLC.

Exhibits

1. Building Elevations
2. Outdoor Patio Elevations
3. Parking Lot Layout
4. Development Review/Entitlement Schedule
5. Draft Resolution



proposed east elevation

1/4"=1'-0"

• DO NOT SCALE DRAWINGS, USE ONLY FIGURED DIMENSIONS AND FIELD VERIFY PRIOR TO ANY BIDDING AND/OR WORK!

PROJECT NO:	2107	REVISION:	DATE:	DESCRIPTION:
DATE:	31 JAN 22		31 JAN 22	VILLAGE REVIEW
DRAWN:	JMF/LAF			
CONTENTS:	PROPOSED EAST BUILDING ELEVATION			

A2.E

FORMER HUNTLEY FIRE PROTECTION DISTRICT FIRE HOUSE
**proposed 4-story multi-tenant
mixed-use bldg. renovation**
11808 CORAL STREET
HUNTLEY, ILLINOIS

Design Firm License No.: 184 - 002195

Architects 127

5625 Chesapeake Drive Tel (847) 452-4125
McHenry, IL 60050 architects127@gmail.com + Associates, Inc.



PROJECT NO:	2187	REVISION:	DATE:	DESCRIPTION:
DATE:	31 JAN 22		31 JAN 22	VILLAGE REVIEW
DRAWN:	JMF/LAF			
CONTENTS:	PROPOSED NORTH BUILDING ELEVATION			

A2.N

FORMER HUNTLEY FIRE PROTECTION DISTRICT FIRE HOUSE
**proposed 4-story multi-tenant
mixed-use bldg. renovation**
11808 CORAL STREET
HUNTLEY, ILLINOIS

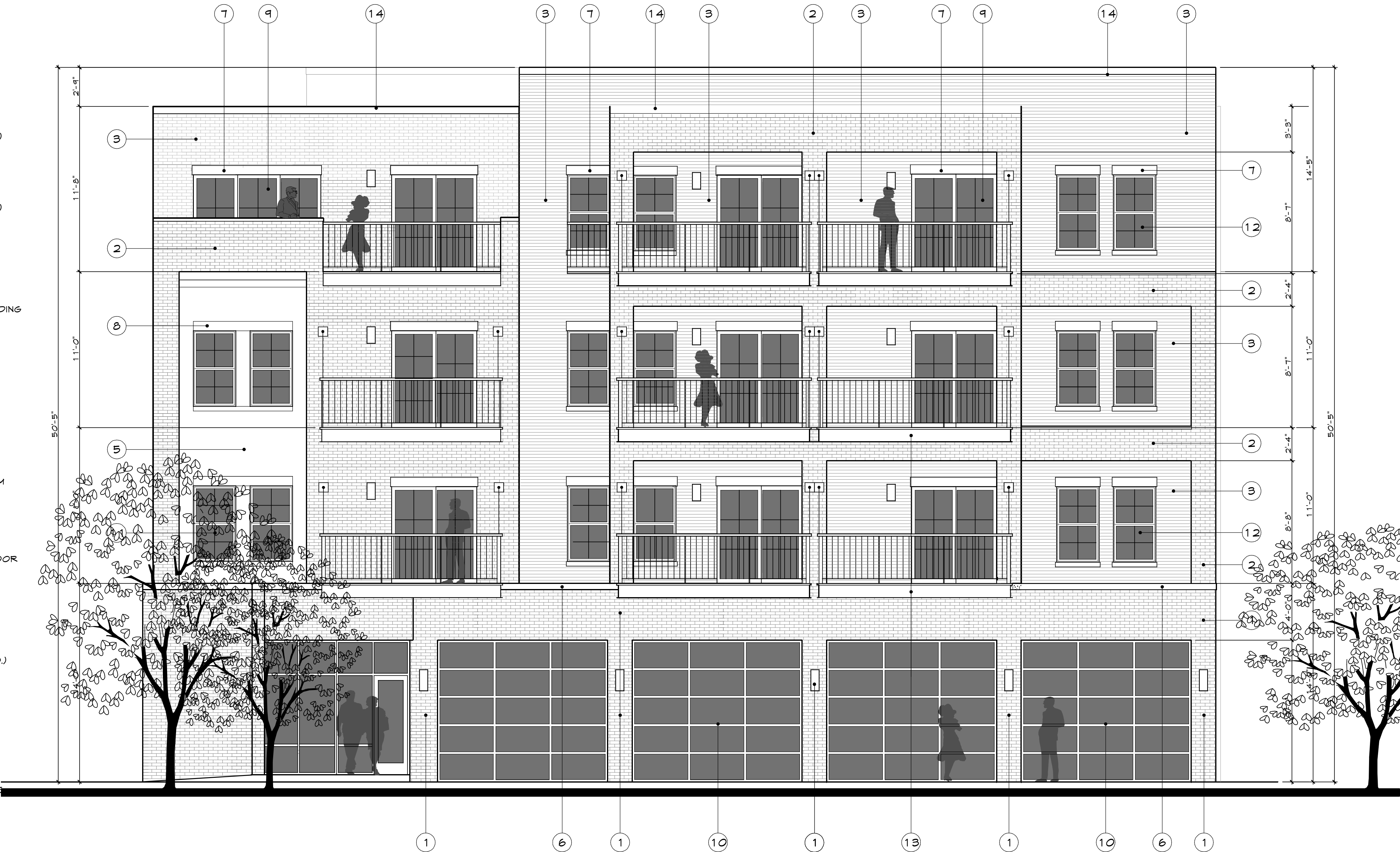
Design Firm License No.: 184 - 002195

Architects 127

5625 Chesapeake Drive Tel (847) 452-4125
McHenry, IL 60050 architects127@gmail.com
+ Associates, Inc.

exterior material/
color/finish legend

- EXTERIOR WALLS:
- 1) FACE BRICK: (EXIST. TO REMAIN) EXISTING BRICK TO REMAIN REPLACE MISSING & BROKEN BRICK WHERE REQUIRED
- 2) FACE BRICK: (TO MATCH EXIST.) MANUF.: BOWERSTON BRICK COMPANY
SIZE: MODULAR (3 5/8" x 2 1/4" x 7 5/8")
SURFACE: SCRATCH - RAKED WIRE CUT
COLOR: DARK BLUSH BUFF VER-TEX #1546
BOND: STRETCHER 1/2 RUNNING BOND
MORTAR: WARM GRAY - CONCAVE RAKE
- 3) FACE BRICK: MANUF.: BOWERSTON BRICK COMPANY
SIZE: MODULAR (3 5/8" x 2 1/4" x 7 5/8")
SURFACE: SMOOTH
COLOR: DARK RED
BOND: STRETCHER 1/2 RUNNING BOND
MORTAR: WARM GRAY - DEEP SET RAKE
- 4) WALL SIDING: MANUF.: LP "SMART SIDE" OR EQUAL
SIZE: 6" HORIZ. PLANK LAP SIDING
SURFACE: WOOD GRAINED
COLOR: NICKER ROCKER
MATERIAL: PREFINISHED WOOD COMPOSITE SIDING
FASTENER: CONCEALED ATTACHMENT
- 5) WALL PANEL: MANUF.: PAG-GLAD PETERSEN OR EQUAL
SURFACE: SMOOTH-FACED - 20 GA.
COLOR: SANDSTONE
- 6) STONE COURSE: (CONTINUOUS) MATERIAL: EDWARDS CAST STONE
SIZE: 6" H. & 4" - PROJECT 3/4"
SURFACE: HONED
COLOR: TAN
- 7) SILL & HEADER (ADJ. FACE BRICK) MATERIAL: EDWARDS CAST STONE
SIZE: 4" H. SILL & 12" H. HEADER
SURFACE: HONED
COLOR: TAN
- 8) SILL & HEADER: (ADJ. LAP SIDING) MATERIAL: PREFIN. COMPOSITE EXTERIOR TRIM
SIZE: 12" H. HEADER & 1 1/4" THK.
SURFACE: SMOOTH
COLOR: TAN TO MATCH STONE
- ENTRANCE & BALCONY DOOR:
- 9) ENTRANCE SWING DOOR: DOUBLE INSULATED PREFINISHED METAL DOOR AND FRAME - FRAME COLOR - BRONZE
PATIO/BALCONY SLIDING DOOR: DOUBLE INSULATED CLEAR (LOW "E") METAL DOOR AND FRAME - COLOR: PREFINISHED ANODIZED BRONZE
- 10) OVERHEAD DOOR (FRONT SOUTH ELEVATION) PREFIN. ALUMINUM
COLOR: PREFINISHED RED
- 11) SERVICE DOOR 3'-0" X 7'-0" X 1 3/4" INSULATED METAL DOOR AND FRAME, PRIME & PAINT TO MATCH ADJACENT WALL COLOR (U.N.O.)
- WINDOW & GLAZING:
- 12) PREFINISHED ALUM. GLAD. DOUBLE HUNG WINDOWS - DOUBLE INSULATED CLEAR (LOW "E") INSULATED GLASS - PELLA 450 SERIES OR EQUAL - PREFINISHED ANODIZED BRONZE
- BALCONY RAILING:
- 13) 42" HIGH, PREFINISHED WELDED WROUGHT IRON OR STEEL CHANNELS & PICKET RAIL SYSTEM OR EQUAL COLOR - PREFIN. ANODIZED BRONZE
- CORNICE AND FASCIA COPING:
- 14) METAL FASCIA COPING: MANUF.: PAG-GLAD PETERSEN OR EQUAL
(ADJACENT TO BRICK) MATERIAL: PREFINISHED - 20 GA.
COLOR: SANDSTONE
- 15) METAL FASCIA COPING: MANUF.: PAG-GLAD PETERSEN OR EQUAL
(ADJACENT TO SIDING) SURFACE: PREFINISHED
COLOR: TERRA COTTA



proposed south elevation 1/4"=1'-0"

BUILDING FRONT - FACING CORAL STREET

Design Firm License No.: 184 - 002195

PROJECT NO.	2187	REVISION:	DATE:	DESCRIPTION:
DATE:	31 JAN 22			VILLAGE REVIEW
DRAWN:	JMF/LAF			
CONTENTS:	PROPOSED SOUTH (FRONT) BUILDING ELEVATION			



proposed west elevation

1/4"=1'-0"

• DO NOT SCALE DRAWINGS. USE ONLY FIGURED DIMENSIONS AND FIELD VERIFY PRIOR TO ANY BIDDING AND/OR WORK!

PROJECT NO:	2187	REVISION:	DATE:	DESCRIPTION:
DATE:	31 JAN 22		31 JAN 22	VILLAGE REVIEW
DRAWN:	JMF/LAF			
CONTENTS:	PROPOSED WEST BUILDING ELEVATION			

A2.W

FORMER HUNTLEY FIRE PROTECTION DISTRICT FIRE HOUSE
**proposed 4-story multi-tenant
mixed-use bldg. renovation**
11808 CORAL STREET
HUNTLEY, ILLINOIS

Design Firm License No.: 184 - 002195

Architects 127

5625 Chesapeake Drive Tel (847) 452-4125
McHenry, IL 60050 architects127@gmail.com + Associates, Inc.





CLIENT
DC Cobbs
Huntley, IL

PROJECT
Restaurant Patio

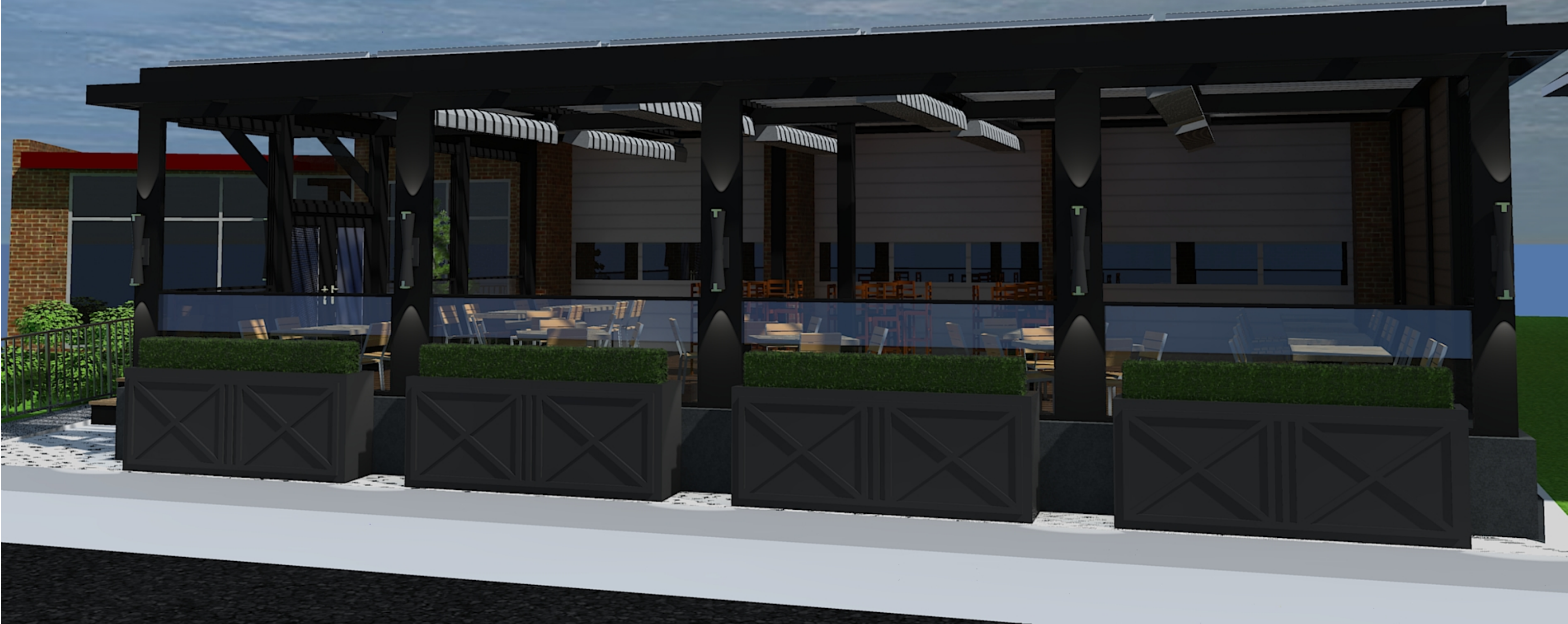
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MODIFIED: January 28, 2022
VERSION: V1.0

DESCRIPTION
Sheet Description

A02

patioEG
patio enhancement group, LLC

www.PatioEG.com
Thiensville, WI 53092
414-351-5100



CLIENT
DC Cobbs
Huntley, IL

PROJECT
Restaurant Patio

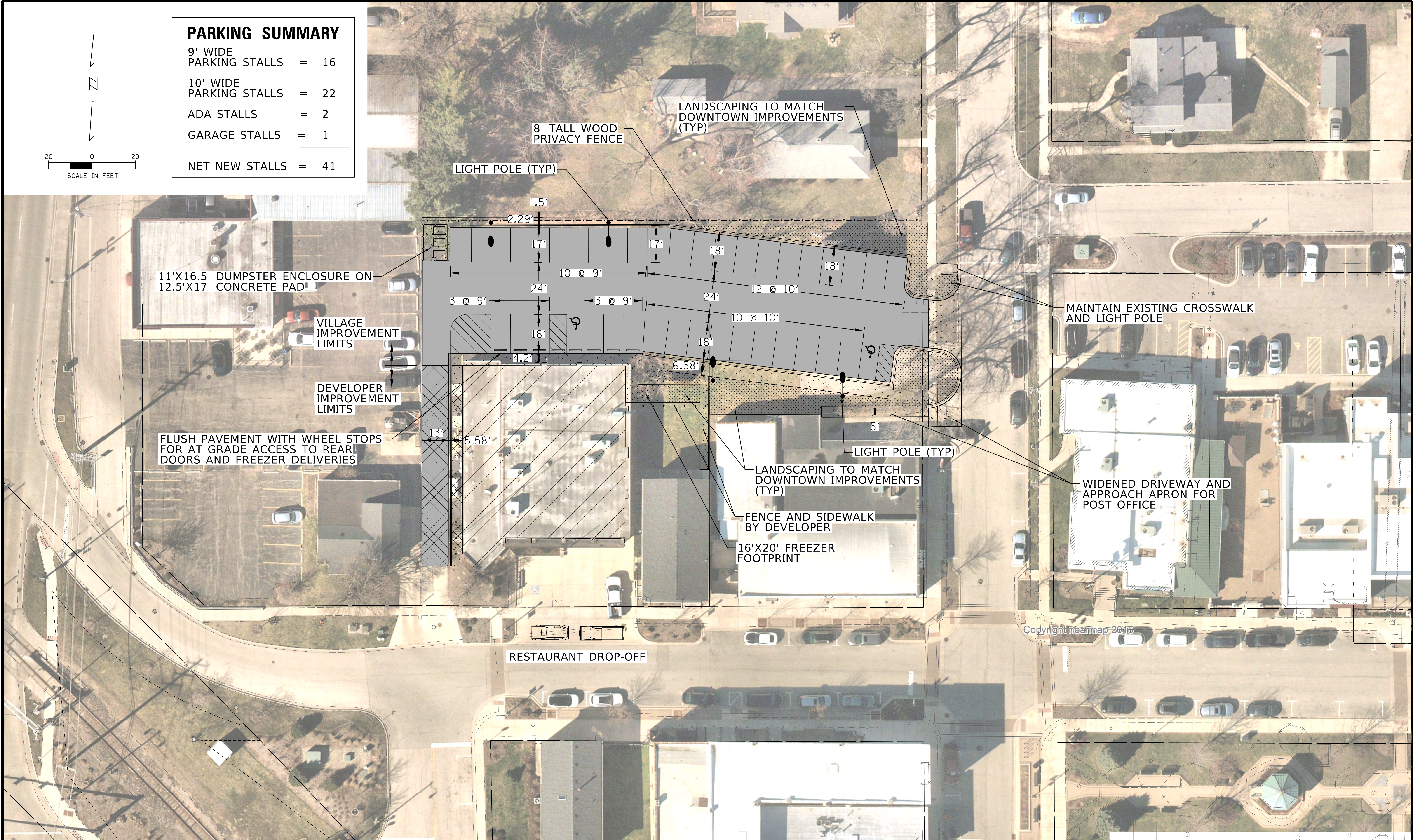
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MODIFIED: January 28, 2022
VERSION: V1.0

DESCRIPTION
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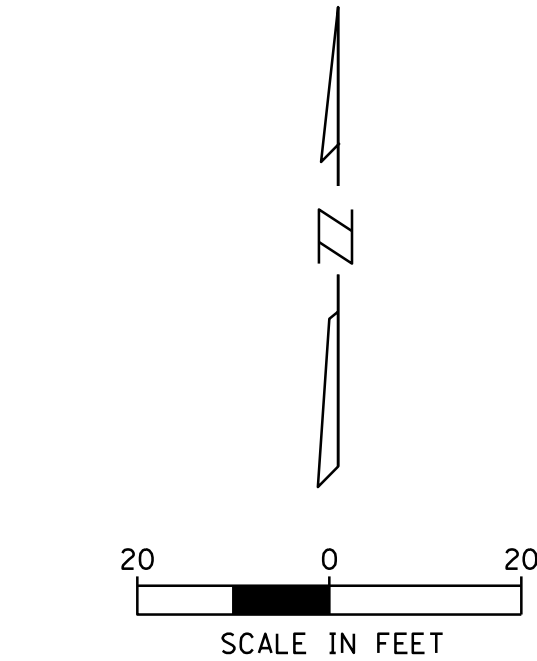
A03

patio**EG**
patio enhancement group, LLC

www.PatioEG.com
Thiensville, WI 53092
414-351-5100



PARKING SUMMARY		
9' WIDE PARKING STALLS	=	16
10' WIDE PARKING STALLS	=	22
ADA STALLS	=	2
GARAGE STALLS	=	1
NET NEW STALLS		= 41



CHRISTOPHER B. BURKE ENGINEERING, LTD.
9575 W. Higgins Road, Suite 600
Rosemont, Illinois 60018
(847) 823-0500



VILLAGE OF HUNTLEY
10987 MAIN STREET
HUNTLEY, IL 60142
(847) 669-3450

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TITLE: **WOODSTOCK STREET PARKING LOT
9' & 10' PARKING STALLS
ANGLE CONFIGURATION**

PROJ. NO. 070103.0096
DATE:
SHEET OF
DRAWING NO.
\$sht

**Fire Station Redevelopment -
Schedule for Plan Commission and Village Board Review**

Review Schedule

Deadlines	Action	Notes
Thursday, February 10, 2022	Concept Review with Village Board	
Friday, February 11, 2022	Billitteri Enterprises submits Development Application (Full Submittal)	Prelim/Final PUD, SUP for a Restaurant, Plat of Subdivision
Saturday, February 12, 2022	Legal Notice Deadline for Plan Commission Public Hearing	
Monday, February 14, 2022	Plan Commission Concept Review	
Monday, February 28, 2022	Plan Commission Public Hearing	
Thursday, March 10, 2022	Village Board Meeting	

* The above dates assume all required recommendations and approvals are received at the initial meeting of the Plan Commission and Village Board. Meeting dates will change should the application require additional meetings.

**A RESOLUTION AUTHORIZING CONTINUED NEGOTIATION OF A
REDEVELOPMENT AGREEMENT WITH BILLITTERI ENTERPRISES, LLC
FOR THE FORMER FIRE STATION PROPERTY
(11808 Coral Street, Huntley)**

Resolution (R)2022-02.xx

WHEREAS, the Village of Huntley, Illinois, is a home rule unit of local government pursuant to the provisions of Section 6, Article VII of the 1970 Constitution of the State of Illinois; and

WHEREAS, the Huntley Fire Protection District (“*Owner*”) is the current owner of real property located at 11808 Coral Street, Huntley, Illinois (the “*Property*”), which is improved with a fire station building that is currently vacant and unused, and the site is impacted by several deleterious conditions that inhibit its redevelopment for a new occupancy; and

WHEREAS, the Property is located in the Village’s Downtown TIF District, for which area the Village has previously adopted tax increment financing, approved a TIF Redevelopment Plan, and established a special tax allocation fund for the deposit of incremental tax revenues from the Area (the “*Special Tax Allocation Fund*”); and

WHEREAS, Billitteri Enterprises, LLC (“*Developer*”) is a prospective purchaser and redeveloper of the Property, and Developer proposes to redevelop the Property with a multi-story, mixed-use building containing a restaurant or similar commercial use on the ground floor and 18 apartment units on the upper floors, as well as related on- and off-site improvements (the “*Development Concept*”); and

WHEREAS, the Developer previously submitted an initial request to the Village to consider negotiating a redevelopment agreement for the Property based upon the Development Concept and consistent with the Village’s TIF Redevelopment Plan for the Downtown TIF District; and

WHEREAS, the Village Board approved Resolution (R)2021-09.71 on September 23, 2021, authorizing staff to begin negotiation of a redevelopment agreement with the developer that includes reimbursement of certain eligible redevelopment project costs, as defined by the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq. (the “*Act*”), from the Special Tax Allocation Fund and negotiations have been underway since that time; and

WHEREAS, the Village Board has determined that the proposed Development Concept for the Property as presented for Concept Review on February 10, 2022 is consistent with the Village’s TIF Redevelopment Plan for the Downtown TIF District; and

WHEREAS, the Village Board has determined that it is in the best interests of the Village and its residents to continue negotiations with the Developer regarding a redevelopment agreement for the Property based upon the Development Concept and the TIF Redevelopment Plan for the Downtown TIF District; and

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF HUNTLEY, MCHENRY AND KANE COUNTIES, ILLINOIS, AS FOLLOWS:

SECTION I: The Village Board hereby authorizes and directs the Village Manager and his staff or designees to continue negotiations with the Developer relating to a potential redevelopment agreement for the Property at 11808 Coral Street based upon Developer's proposed acquisition of the Property and the Development Concept as presented to the Village Board on February 10, 2022, including potential use of funds within the Special Tax Allocation Fund to reimburse eligible redevelopment project costs consistent with the Act. Any prospective redevelopment agreement, and any reimbursement of eligible project costs from the Special Tax Allocation Fund, must further and be consistent with the TIF Redevelopment Plan for the Downtown TIF District. The final form of any such redevelopment agreement shall be subject to further approval by the Village Board prior to execution on behalf of the Village.

SECTION II: The Village reasonably expects that certain eligible redevelopment project costs incidental to the Development Concept that are initially paid by Village (including without limitation costs paid from the Village's General Fund and/or Capital Projects & Improvements Fund), or by the Developer or other third parties to the extent the Village and Developer enter into a redevelopment agreement that provides for reimbursement of eligible costs, may be reimbursed from the Special Tax Allocation Fund consistent with the Act.

SECTION III: This Resolution shall be in full force and effect upon its passage and approval as provided by law.

	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>	<u>Abstain</u>
Trustee Goldman	_____	_____	_____	_____
Trustee Holzkopf	_____	_____	_____	_____
Trustee Kanakaris	_____	_____	_____	_____
Trustee Kittel	_____	_____	_____	_____
Trustee Leopold	_____	_____	_____	_____
Trustee Westberg	_____	_____	_____	_____

PASSED and APPROVED this 10th day of February 2022.

APPROVED:

ATTEST:

Timothy J. Hoeft, Village President

Rita McMahon, Village Clerk