

**VILLAGE OF HUNTLEY
VILLAGE BOARD
December 2, 2021
MEETING MINUTES**

CALL TO ORDER:

A meeting of the Village Board of the Village of Huntley was called to order on Thursday, December 2, 2021 at 7:00 p.m. in the Municipal Complex, Village Board Room, 10987 Main St., Huntley, Illinois 60142.

ATTENDANCE:

PRESENT: Mayor Timothy Hoeft; Trustees: Ronda Goldman, Mary Holzkopf, Niko Kanakaris, Curt Kittel, Harry Leopold, and JR Westberg.

ABSENT: None

IN ATTENDANCE: Village Manager David Johnson, Deputy Village Manager Lisa Armour, Management Assistant Barbara Read, Director of Public Works and Engineering Timothy Farrell, Senior Planner Scott Bernacki, Director of Human Resources Chrissy Hoover, Local 150 Employee Rep Lucas Erickson, Public Works Operations Supervisor Darin Allison, and Village Attorney Betsy Gates-Alford.

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

PUBLIC COMMENTS:

Mayor Hoeft announced that he will be keeping the public comments to 3 minutes per person.

Eric Krush, 11107 S. Church Street, stated that the Catty building which is over 100 years old is in disrepair and he supports converting it into apartments. He stated his concerns that adding 3-story buildings in front of it with already limited parking would not work as it would be adding more traffic to an already packed area. Mr. Krush stated that apartments are needed and asked that the local residents be kept in the loop. Mr. Krush stated that it is a cool piece of property and says that blocking the Catty building with more apartments is putting too much in a small spot.

Mayor Hoeft stated that tonight is just a conceptual review of the Catty property.

Randy Uidl, 11103 S. Church Street, stated that he agrees with Eric's comments and asked the Village Board to do their due diligence as now the power goes out, the streets currently flood and to make sure that there is proper access to the property.

Ken and Laura Mraz, 11118 S. Church Street, stated that they live directly across the street from the Catty property and that they support improving the building but do not think that constructing apartments in front of the Catty building is a good idea. They are looking forward to the rehabilitation of the Catty building and being able to see it is important.

Mayor Hoeft stated that this is just the start of the process and thanked everyone for their comments.

ITEMS FOR DISCUSSION AND CONSIDERATION:

- a) Consideration – Approval of the December 2, 2021 Bill List in the amount of \$444,206.93

Mayor Hoeft reported that \$94,484.00, or 21.3% is payment to Seccom for quarterly dispatch services of which \$62,989.34 is for FY21 and \$31,494.66 is for FY22.

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

A MOTION was made to approve the December 2, 2021 Bill List in the amount of \$444,206.93.

MOTION: Trustee Westberg

SECOND: Trustee Leopold

AYES: Trustees: Goldman, Holzkopf, Kanakaris, Kittel, Leopold, and Westberg

NAYS: None

ABSENT: None

The motion carried: 6-0-0

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

Village Manager David Johnson reported that Village representatives and the International Union of Operating Engineers (IUOE) Local 150 started negotiating the successor contract for the Village's Public Works Department Streets, Underground Utilities and Fleet Services Divisions in September of 2021. The current contract expires December 31, 2021. Positions included in the bargaining unit include all full-time and regular part-time employees in the Streets, Underground Utilities and Fleet Services Divisions in the following job classifications: Mechanic, Maintenance Worker, General Utility Worker, General Utility Worker II, and Crew Leader. Currently, this division consists of 14 employees.

Attached is the final draft of the proposed agreement, which was ratified by the bargaining unit on October 22nd and has tentatively been agreed to by the Village's bargaining team. Final Village Board approval of the agreement is necessary to complete the collective bargaining process. The proposed agreement expires on December 31, 2025.

Financial Impact

The agreement is consistent with assumptions made in the Village's future financial models and the four-year contract allows the Village to allocate reserves within future budget parameters.

Legal Analysis

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

Village Manager Johnson thanked Luke Erickson, Public Works Streets and Underground, and his team and thanked Darin Allison, Operations Supervisor saying that it was an excellent experience working together.

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

Trustee Westberg thanked Mr. Erickson and team.

There were no additional comments or questions.

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

MOTION: Trustee Leopold

SECOND: Trustee Kanakaris

AYES: Trustees: Goldman, Holzkopf, Kanakaris, Kittel, Leopold, and Westberg

NAYS: None

ABSENT: None

The motion carried: 6-0-0

- c) Conceptual Review – Proposed Site Plan and Building Elevations for a Tommy’s Express Car Wash to be Located Near the Southeast Corner of Route 47 and Regency Parkway

Senior Planner Scott Bernacki reviewed a Power Point presentation and reported that the petitioner is proposing to construct a Tommy’s Car Wash on Lot 8 of Huntley Crossings – Phase II Plat II. The ±1.43-acre parcel lies one lot south of Regency Parkway and is zoned “B-3” Shopping Center Business District – Planned Unit Development. The proposed Car Wash would require a special use permit and final planned unit development approval. Tommy’s Express Car Wash currently operates in Orland Park with new locations coming to Lombard, Loves Park, and Peoria.

Site Plan

The petitioner proposes to construct a new 4,551 square-foot car wash complete with a 110’ wash tunnel. The principal access to the site is provided by the private service road, which runs parallel to Route 47 and connects Regency Parkway to Powers Road. The proposed building is sited to comply with the platted building setback lines and maintains the required 100’ greenbelt across the Route 47 frontage. Vehicles utilizing the car wash will enter through the northeast entrance and proceed to the payment canopy in one of the three drive-thru lanes. The lanes consist of one cashier lane that accommodates all payment types and two express lanes reserved for customers using the app or those enrolled in the car wash membership program. Plans indicate these drive aisles can accommodate nine vehicles stacked per lane with a maximum total stacking capacity of 35 vehicles (this includes vehicle stacking to enter the car wash). Vehicles circulating through the wash tunnel will exit using the southeast access drive. The south side paved lot is comprised of 16 vacuum stations in oversized stalls and eight 10’ x 19’ parking spaces including one required ADA parking space.

Building Elevations

The proposed wash tunnel is powder coated structural steel with clear anodized storefront glass and an acrylic roof system. The tunnel is capped on both the east and west elevations with the Tommy’s signature “sunburst” using red aluminum composite panels. The tunnel is bookended by two gray klaycoat brick masonry parapet towers. The 24’ and 28’ tall structures feature two black glazed brick soldier courses and a split face CMU wainscot at the base (Staff has advised the petitioner that the Village’s commercial design guidelines prohibit the use of concrete block; therefore, an alternative material will need to be identified). Accent materials include gray fiber cement panels near the side walls and main entrance, metallic aluminum cornice, fascia and eaves, and profiled metal panels used as a backdrop for the “Tommy’s Express Car Wash” north facing signage.

Landscaping

The petitioner has provided a conceptual landscape plan. The planting schedule includes the installation of fifteen (15) 3” caliper large trees and six small trees. Over 55 large and small shrubs are proposed within two major landscaped rock areas, one of which spans the full width of the property’s Route 47

frontage and the other along the building's north elevation.

Required Approvals

The project will require the following review and approvals from the Plan Commission and Village Board:

- i. Final Planned Unit Development
- ii. Special Use Permit for Car Wash

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.

Sr. Planner Bernacki reported that Tanner Brandt and Tim Billimack, representing the petition, were in attendance to answer questions.

Mayor Hoeft asked Mr. Brandt or Mr. Billimack if they would like to make a statement.

Mr. Brandt stated that Tommy's Car Wash works on a monthly membership but single washes are also available. Mr. Brandt reported that there are also free vacuums and that they reclaim about 30% of the water used.

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

Trustee Westberg noted their ground signs; Mr. Brandt stated that they will follow all Village codes.

Trustee Kanakaris stated that it might be a waste of their money to place the ground sign so far back.

Trustee Westberg asked how many employees they anticipate hiring. Mr. Brandt stated that there will be 2-3 working at a time.

Trustee Westberg asked what the hours would be; Mr. Brandt stated that the car wash will be open from 7am to 9pm daily.

Trustee Kanakaris asked if this was the best design they had for the building; Mr. Brandt said yes.

Trustee Goldman asked about access to the site. Village Manager Johnson reported that the ingress and egress will be from the access road south of Regency.

Trustee Goldman asked Mr. Brandt why they choose this area; Mr. Brandt stated that their acquisition team does research and found the traffic counts to be favorable. Trustee Goldman asked him if he knew that there is already going to be a car wash one (1) block away; Mr. Brandt stated that he did know this and that they don't shy away from competition.

Trustee Kanakaris stated that the site needs to be well lit.

There were no other comments from the Village Board.

Mayor Hoeft asked if Keith Zimmerman still wished to make a Public Comment.

Keith Zimmerman, 7250 Lily Lane, Middleton, WI stated that he will be the owner/operator of this car wash and wanted to let the Village Board know that they did a very thorough review of the location. Mr. Zimmerman also stated that their technology and buildings are industry leaders and they follow a different model and approach to the market and he is not worried about competition. Mr. Zimmerman stated that their facilities are energy efficient.

Mayor Hoeft asked if they use brushes; Mr. Zimmerman stated that it is soft touch with micro fiber. Mayor Hoeft asked what a monthly membership would be; Mr. Zimmerman stated it would be \$20-\$30.

Mr. Billmack stated that this use would complement the shopping center and that North Rock is 100% behind this project/location.

There were no additional comments or questions.

No action was required on this agenda item as it was a concept review.

- d) Conceptual Review – True North Properties, Inc. – Redevelopment of the Catty Property at 11117 S. Church Street

Village Manager David Johnson reported that the Village Board approved the Downtown Revitalization Plan in September, 2010 and has worked diligently to implement the plan. A fundamental component of the Downtown Plan is the redevelopment of properties. In 2017 the Village purchased the Catty property at 11117 South Church Street with the intent of revitalizing and redeveloping the property. The Downtown Plan identified the site as a future redevelopment site suited for multi-family residential.

The Catty property is located in the Downtown TIF District. The Village Board previously approved a TIF Redevelopment Plan for the Downtown TIF District, and a fundamental component of that Plan is rehabilitation and redevelopment of qualified redevelopment project sites within the TIF. The Village Board has identified the Catty property (and the existing building, which has been vacant for several years) as a redevelopment priority under the TIF Redevelopment Plan. Since acquiring the property in 2017, the Village has undertaken environmental remediation and other site preparation work to prepare the Catty property and building for successful rehabilitation and redevelopment for new occupancy.

Staff Analysis

Per Village Board direction on September 9th, Staff has begun discussions with True North Properties and is in the process of finalizing a Purchase and Sale Agreement and Redevelopment Agreement for the property to accommodate the residential uses described by the developer in the presentation on September 9th.

The current proposal for the property includes the renovation and re-use of the existing building with 17 studio, 16 1-bedroom, and four 2-bedroom units for a total of 37 units, and the construction of five new three-flat rental unit buildings, for a total of 15 units. The developer originally proposed eight three-flat buildings but per the discussion with the Board, reduced that number. The overall total unit count proposed is 52. Per another suggestion from the Village Board, the developer has revised the elevation of the existing building to include a cornice treatment along the top of the building for a portion of the

east elevation, and the north and south elevations. The developer is also proposing a modern look for the three-flat buildings to complement the industrial look of the Catty building and the manufacturing, warehouse/distribution facilities to the south. Parking requirements and optional layouts are still being reviewed. The developer has identified a unit for a future train station.

The site is currently zoned “M” Manufacturing. The site would be rezoned and developed as a planned unit development. Zoning approvals and other prerequisites for completing the sale of the property to the developer would be detailed in a Redevelopment Agreement.

Strategic Plan Alignment

The 2022-2025 Strategic Plan identifies “*Strong Local Economy*” as a strategic focus and “a vibrant downtown gathering place” as a goal. The addition of housing units in the downtown would support additional commercial development in the downtown and enhance its location as a gathering place.

Financial Impact

The property is located in the Downtown TIF. 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.

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.

Village Manager Johnson reported that George Ieremciuc from True North and attorney Joe Gottemoller were in attendance to answer questions.

Mayor Hoeft asked if the petitioners would like to make a statement.

Mr. Gottemoller started by correcting the newspaper by stating that True North is from Crystal Lake and not Michigan. Mr. Gottemoller stated that the company’s long term plan is to preserve the Catty building and by adding the new apartment buildings along Church Street would soften the look of the very industrial Catty building.

Mr. Ieremciuc thanked the Village Board for working with them and stated that he wants to make something that is good for the neighbors and the Village.

Mayor Hoeft asked if they would consider adding four (4) instead of five (5) buildings so that there would be a better view of the Catty building. Mayor Hoeft also asked if the new apartment building façades could be less modern and maybe something in a Victorian style.

Mr. Ieremciuc stated that they could reduce the number of new buildings to four (4) and that they can change the façade.

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

Trustee Goldman stated that she is glad that they are saving the Catty building but that it disturbs her that it will then be blocked from view with the new apartment buildings. Trustee Goldman stated that there are historically plaqued houses on Church Street so she would like the new buildings to fit in.

Trustee Goldman asked if there will be laundry equipment in each apartment; Mr. Ieremciuc said yes.

Trustee Westberg stated that he wants the façade of the new buildings on Church Street to be Victorian with arch windows on both the new buildings and on Catty. Mr. Ieremciuc stated that due to the construction of the Catty building, changing the shape will not be possible. Trustee Westberg congratulated Mr. Ieremciuc on his recent redevelopment in Crystal Lake.

Trustee Holzkopf asked if he could remove all the row houses; Mr. Ieremciuc stated that he did not think he could. Trustee Holzkopf stated she appreciates them going down to four (4) buildings and wants a softer, less modern look for them to better fit in.

Trustee Kanakaris stated that he has concerns about parking as well as not wanting the Catty building being hidden by new construction.

Trustee Kanakaris asked about the location of the incubator buildings; Village Manager Johnson reported that the incubator buildings are planned to be located on the east side of the 1st Congregational Church.

Trustee Kanakaris suggested they fix the Catty building and wait to build the new apartments until a later time, if needed, leaving the green space and more parking. Trustee Kanakaris asked about the number of parking spaces. Village Manager Johnson reported that depending on the size of the spaces there could be 65 – 98 spaces with overflow parking possibly at Country Delight.

Trustee Kanakaris suggested building the row houses in Phase 2.

Trustee Westberg agreed suggesting to fix Catty with the parking as planned and then add the row houses in Phase 2.

Trustee Westberg asked about the TIF and the new construction. Village Manager Johnson reported that financially, adding the new buildings on Church Street would help offset the costs to bury the utilities and help with the flooding issues. The additional units would offset the Village's costs.

Mayor Hoeft asked if storm water and utility work will all take place at the same time; Village Manager Johnson replied yes and will bring that and parking before the Village Board.

Trustee Westberg stated with 51 units at 1.5 stalls each the site would need 78 parking spaces. Village Manager Johnson reported that the Studio Apartments will only need 1 stall each and 50% of the parking is needed on site with the other half in the public lot.

Trustee Kanakaris stated that he wants to make sure that there is enough parking available for the public.

Trustee Leopold noted the Studio apartments being only 650 square feet and stated that is about the size of a cruise ship cabin and that is too small.

Trustee Leopold also stated that the north wall of the Catty building needs to look better.

Trustee Kittel expressed his appreciation for the openness of Mr. Ieremciuc and stated that the row homes should match the bricks of the Catty building. Trustee Kittel stated that he appreciates the project fixing the Catty roofline.

Trustee Holzkopf asked if the row homes are built in Phase 2 would that be beneficial to the Village. Village Manager Johnson stated that the TIF was created to offset the Village's costs and that would be realized with the building of the row homes. The longer the row home construction is pushed out the less opportunity the Village has to recoup those funds.

Trustee Kanakaris asked if the project is still doable without the row homes; Village Manager Johnson stated that would be up to Mr. Ieremciuc.

Trustee Goldman stated that she does not think the redevelopment should take place in stages as it would affect the current homeowners with constant construction.

Mayor Hoeft recommended that Mr. Ieremciuc have a neighborhood meeting to get current resident input. Mr. Ieremciuc stated that he would arrange a neighborhood meeting.

Trustee Leopold stated that in Palatine they have solid row homes without space between them and suggested that Mr. Ieremciuc build only 2-story row homes and place them adjacent to each other.

Mayor Hoeft noted that the Village Board is split on the new construction and told Mr. Ieremciuc that he appreciates them working together with the neighbors and the Village.

No action was required on this agenda item as it was a concept review.

VILLAGE ATTORNEY'S REPORT: None

VILLAGE MANAGER'S REPORT: None

VILLAGE PRESIDENT'S REPORT:

Mayor Hoeft announced:

Friday, December 3rd at 11:30 a.m. is the ribbon-cutting for Patrick Michael Jewelers on Main Street. Patrick Michael's Grand Opening is on Saturday.

Saturday, December 4th from 9am to 2pm is the Kris Kringle Market; from 3-6pm is A Very Merry Huntley in the Town Square and from 4-6:30pm is the Community Pasta Dinner in the Legion with all proceeds going to the Grafton Food Pantry.

December 15th is McCOG.

December 9th is the next Village Board meeting.

UNFINISHED BUSINESS: None

NEW BUSINESS: None

EXECUTIVE SESSION: None

POSSIBLE ACTION ON ANY CLOSED SESSION ITEM: None

ADJOURNMENT:

There being no further items to discuss, a MOTION was made to adjourn the meeting at 8:12 p.m.

MOTION: Trustee Westberg

SECOND: Trustee Kittel

AYES: Trustees: Goldman, Holzkopf, Kanakaris, Kittel, Leopold, and Westberg

NAYS: None

ABSENT: None

The motion carried: 6-0-0

Respectfully submitted,

Barbara Read
Recording Secretary