

**VILLAGE OF HUNTLEY
VILLAGE BOARD
January 13, 2022
MEETING MINUTES**

CALL TO ORDER:

A meeting of the Village Board of the Village of Huntley was called to order on Thursday, January 13, 2022 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, Village Clerk Rita McMahon, Director of Development Services Charles Nordman, Chief Robert Porter, and Village Attorney Betsy Gates-Alford.

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

ADMINISTRATION OF THE OATH OF OFFICE: Sergeant Timothy Heagney

Village Clerk Rita McMahon administered the Oath of Office.

Chief Porter shared Sgt. Heagney's professional background and introduced his family. Chief Porter congratulated Sgt. Heagney and asked him to say a few words.

Sgt. Heagney thanked the Mayor, Village Board and Staff as well as his fellow officers, family and friends.

ADMINISTRATION OF THE OATH OF OFFICE: Sergeant Ryan Gregorio

Village Clerk Rita McMahon administered the Oath of Office.

Chief Porter shared Sgt. Gregorio's professional background and introduced his family. Chief Porter congratulated Sgt. Gregorio and asked him to say a few words.

Sgt. Gregorio thanked the Mayor, Village Board and Staff as well as his fellow officers, family and friends.

PUBLIC COMMENTS: None

CONSENT AGENDA:

All items listed under Consent Agenda are considered to be routine by the Village Board and may be approved and/or accepted by one motion with a Roll Call Vote. If further discussion is needed, any member of the Board may request that an item be moved off of the Consent Agenda to Items for Discussion and Consideration.

- a) Consideration – Approval of the September 9, 2021 Village Board, September 23, 2021 Village Board, October 14, 2021 Village Board, October 28, 2021 Village Board, November 4, 2021 Special Village Board, and November 18, 2021 Village Board Minutes

- b) Consideration – Approval of the January 13, 2022 Bill List in the Amount of \$609,937.79
- c) Consideration – A Resolution Authorizing the Purchase of Four (4) 2022 Ford Interceptor SUV Police Vehicles through the Illinois Department of Central Management Services (CMS) Procurement Program in the Amount of \$142,820.00

- d) Consideration – A Resolution Authorizing the Purchase of Three (3) 2022 Ford Escapes through the Northwest Municipal Conference (NWMC) Suburban Purchasing Cooperative for \$78,210.00 for the Police Department

- e) Consideration – Approval of the Annual Contribution Payment to the Intergovernmental Risk Management Agency (IRMA)

Mayor Hoeft asked if the Village Board had any comments or changes to the Consent Agenda; there were none.

A MOTION was made to approve the January 13, 2022 Consent Agenda.

MOTION: Trustee Westberg

SECOND: Trustee Kanakaris

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

NAYS: None

ABSENT: None

The motion carried: 6-0-0

ITEMS FOR DISCUSSION AND CONSIDERATION:

- a) Consideration – An Ordinance approving an amendment to a Special Use Permit for a Microbrewery in the “M” Manufacturing District for Sew Hop’d Brewery, 1 Union Special Plaza, Suite 113

Director of Development Services Charles Nordman reviewed a power point presentation and said the petitioner is proposing an interior expansion to the existing microbrewery at the southeast corner of the Union Special facility near the intersection of Union Special Plaza and Borden Street. The Zoning Ordinance includes *microbrewery, winery* as a Special Use within the “M” Manufacturing District. On April 12, 2018, Union Special LLC and Sew Hop’d Brewery received their original special use and site plan approval to operate a microbrewery within the Union Special facility (Ordinance (O)2018-04.14).

Proposed Improvements

Sew Hop’d Brewery is proposing to occupy 2,915 additional square feet directly adjacent to the brewery’s existing suite within the Union Special facility. The interior expansion occupies open and unused space formerly utilized as storage area for another tenant within the facility. The space is proposed to be fully renovated to offer additional seating in the taproom and also accommodate a designated area to host special events or private parties of up to 100 people. The new expansion will also include a reconfiguration of the existing mail room and the construction of a shared emergency exit access corridor which will serve both the tenants of the facility and customers of the brewery. All proposed improvements are to the interior of the building.

Site Plan and Parking

Parking for the enlarged interior area will be accommodated within the existing Union Special parking areas to the south and east of the microbrewery. The existing Sew Hop’d Brewery holds seating for ±120

customers (80 inside with ±40 patio seats). The proposed expansion calls for the addition of up to ±100 additional seats. Zoning Ordinance Section 156.106 requires 0.3 parking spaces per seat or sixty-six (66) total parking stalls. The parking area directly south of the proposed taproom includes at least sixty-six (66) parking stalls with approximately 270 additional parking stalls in the parking area to the east.

Plan Commission Recommendation

The Plan Commission conducted a public hearing to consider the petitioners' request on December 13, 2021, and, with no members of the public offering testimony in favor or opposition to the request, unanimously recommended approval of the petition by a vote of 7 to 0, subject to the following conditions:

- i. All 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) standards, practices and permit requirements.
- ii. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
- iii. No building plans or permits are approved as part of this submittal.

Strategic Plan Alignment

The 2022-2025 Strategic Plan identifies “*Strong Local Economy*” as a Strategic Focus, “*Location of Choice for New and Expanding Businesses of All Sizes*” as a goal.

Financial Impact

None.

Director Nordman stated that petitioners Mr. Lance Lamb and Mr. Terry Hitpas were was in attendance to answer questions. Trustee Kanakaris asked if restrooms were available to the new area. Director Nordman said yes. Trustee Goldman said it is a great idea because of the need to expand and questioned where the patrons would enter the new area. Mr. Lamb said patrons will still enter Sew Hop'd through the main entrance with the entryway to the new area inside on the left through the large barn door.

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

A MOTION was made to approve an Ordinance for an amendment to a Special Use Permit for a microbrewery in the “M” Manufacturing District for Sew Hop'd Brewery, 1 Union Special Plaza; Suite 113.

MOTION: Trustee Leopold
SECOND: Trustee Holzkopf
AYES: Trustees: Goldman, Holzkopf, Kanakaris, Kittel, Leopold, and Westberg
NAYS: None
ABSENT: None
The motion carried: 6-0-0

- b) Conceptual Review – Proposed Site Plan and Building Elevations for Belle Tire to be Located at the Southeast Corner of Route 47 and Regency Parkway

Director of Development Service Charles Nordman reviewed a power point presentation and stated the petitioner is proposing to construct a Belle Tire on Lot 7 of Huntley Crossings – Phase II Plat II. The ±1.81-acre parcel lies on the southeast corner of Route 47 and Regency Parkway and is zoned “B-3” Shopping Center Business District – Planned Unit Development. Belle Tire performs a number of auto related services including the sale and installation of tires, oil changes, alignments, suspension, battery

replacement, and brakes. The proposed use would be categorized as “Automobile Repair, Minor” and would require a special use permit and final planned unit development approval. Belle Tire has over 125 locations throughout Michigan, Ohio and Indiana and is currently expanding in Illinois with new locations in Villa Park, Naperville and coming soon to Joliet and Shorewood.

Site Plan

The petitioner proposes to construct a new 10,000 square-foot retail and mechanic shop complete with 10 repair bays. 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. Plans demonstrate that eight repair bays will be located on the north elevation, facing Regency Parkway, and two additional repair bays will be located on the east elevation. Forty-one 10’ x 19’ parking spaces are provided along the perimeter of the site including two required ADA parking spaces.

Building Elevations

The proposed building material is principally earth toned brick veneer with clear glass storefront windows in aluminum frames. Building dimension is provided by offset brick piers capped with precast stone as viewed at the main entrance facing Route 47, and along the south elevation. The north elevation will include eight aluminum overhead doors with tinted acrylic panels separated by painted steel columns. Pre-formed EIFS is also proposed for the cornice and frieze. The entry tower and the retail portion of the building are capped with a blue metal seam roofing which also serves as a mechanical screen.

Landscaping

The petitioner has not yet provided a conceptual landscape plan, which will be required should the petitioner proceed with a formal application. It is noted that a flagpole and monument sign are proposed in or near the greenbelt.

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 Automobile Repair, Minor

Strategic Plan Alignment

The 2022-2025 Strategic Plan identifies “*Strong Local Economy*” as a Strategic Focus, “*Location of Choice for New and Expanding Businesses of All Sizes*” as a goal.

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.

Director Nordman stated that Mr. Matt Schumacher, Civil Engineer for the petitioner, was in attendance to answer questions.

Mr. Schumacher thanked the Village Board for their interest and provided a brief history of the Belle Tire

business. He stated there are currently over 130 stores in the midwest area and hoping to have over 50 stores open in the Chicagoland area in the next few years.

Trustee Goldman stated she did not like the location proposed for the business. She suggested looking farther south on Route 47 or north of Main Street. She believes there are too many tire stores in the area proposed already.

Trustee Westberg said he did not have a problem with the location but he did have a concern for customer service. He looked online for some store reviews and discovered the Shorewood store was not getting favorable customer service reviews and added that he was glad to see other stores in the area were receiving better reviews. Trustee Westberg liked that the business is family owned.

Trustee Leopold was also in favor of the location but mentioned the ground sign should be brought out closer to Route 47. He thought it would not be easy to see if placed in the proposed spot.

Mayor Hoeft was fine with the location saying this would be only the second tire store in town and was glad to know the business is family owned. He thanked the petitioner for their interest in Huntley.

Mr. Schumacher thanked the Village Board for their input.

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

No action was taken on this agenda item as it was conceptual review.

- c) Consideration – An Ordinance Approving a New Sign Package for Northwestern Medicine’s Huntley Hospital Campus

Director of Development Services Charles Nordman reviewed a power point presentation and stated that Northwestern Medicine is proposing to modify the approved sign package for the Huntley Hospital campus. The original sign package was approved as part of the Final Planned Unit Development for the health care campus in 2007 and later updated in December 2013 for the construction of the hospital. The original sign package was designed for Centegra Health System and later modified when Centegra merged with Northwestern Medicine. At the time of the merger the campus signage was updated to remove the Centegra name; however, an overall refresh to the brand and wayfinding signage was not completed. The proposed modifications are a system wide strategic rebranding of the campus signage.

The rebranding of the signage will include the replacement of the main campus ground signs at the intersections of Algonquin Road/Haligus Road, Faiths Way/Haligus Road, and Reed Road/Haligus Road with new signage that is consistent with the Northwestern Medicine branding. The new signs will feature Indiana Limestone as the primary material and will include the Northwestern Medicine name and logo (the name and logo will be halo-illuminated letters). The existing electronic message signage at Algonquin Road/Haligus Road will be removed and not replaced.

The update will also include the addition of wall signage on the west elevation of the hospital. The signage will include “Northwestern Medicine” above the fourth floor and the Northwestern logo on the tower. Wall signage on the other campus buildings will be updated to match the Northwestern color and font; however, several wall signs will also be removed and not replaced. Signs being removed and not replaced include the “Northwestern Medicine Health and Fitness Center” wall signs on the north and south elevations of the building, “Medical Office Building 1” and “Medical Office Building 2” wall signage on each of the medical office buildings. These signs will be replaced with new wall signs above the entrance to each

building identifying them as the Health and Fitness Center or Medical Offices (including the building address), respectively.

The campus' wayfinding signage will be updated to match in color and provide a uniform design. Wayfinding signage will include site signage at the entrances to the campus (the height of these signs vary based on the entrance), building signage at the entrance to each building (8'-7" in height), and large directional (10'-0" in height) at major intersections internal to the campus. The wayfinding signs will utilize an aluminum sign cabinet with illuminated acrylic letters similar to the existing signs on the campus.

Staff Analysis

Staff recommends the following condition should the Village Board approve the new sign package for the Northwestern Medicine's Huntley Hospital campus:

1. An updated landscape plan shall be provided prior to the issuance of sign permits for the ground signs located at the intersections of Algonquin Road/Haligus Road, Faiths Way/Haligus Road, Reed Road/Haligus Road, in addition to any other sign that requires the removal of existing landscaping.

Financial Impact

Not Applicable.

Director Nordman stated that Ms. Abigail Brueggeman from Northwestern was in attendance to answer any questions.

Trustee Westberg asked if the bases were on limestone and if the wall signs were back lit. Director Nordman said the signs were back lit and the bases will be on concrete like they are now.

Trustee Leopold said more landscaping should be done on the campus with more trees being added to replace the existing dead ones. Ms. Brueggeman thanked the Village Board for their input and added she would inform Northwestern corporate offices of Trustee Leopold's recommendation regarding the landscaping.

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

A MOTION was made to approve an Ordinance approving a new sign package for Northwestern Medicine – Huntley Hospital Campus.

MOTION: Trustee Kanakaris

SECOND: Trustee Leopold

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

NAYS: None

ABSENT: None

The motion carried: 6-0-0

- d) Consideration – An Ordinance Amending Ordinance (O)2021-06.26 Approving Final Development Plans and Final Plat of Subdivision for a ±60 Acre Warehouse/Distribution Development Known as Huntley Commercial Center

Director of Development Services Charles Nordman reviewed a power point and stated that on June 10, 2021, the Village Board adopted Ordinance (O)2021-06.26 (the "**Original Ordinance**") approving the final development plans and final plat of subdivision for the ±60-acre warehouse/distribution development known as the Huntley Commercial Center (the "**Original Plans**"). The Village Board's review of the final

development plans and final plat of subdivision was based on the Memorandum Decision and Order dated December 30, 2020 issued by the Circuit Court of the 22nd Judicial Circuit, McHenry County, Illinois (the “**Order**”). The Order, among other things, found that the proposed development was a reasonable use of the property and ordered that the Village shall allow the property to be developed with the proposed development consistent with certain preliminary development plans and subject to 50 conditions imposed by the Village in its original review of Owner’s zoning application, all as further identified in the Order.

The Owner now desires to amend the Original Ordinance to modify the proposed development of the property such that it would consist of two buildable lots for the development of two speculative warehouse/distribution buildings, rather than three buildable lots for the development of three buildings. The proposed amendment will consolidate Lots 2 and 3 to allow for the construction of a single ±540,960 square foot speculative warehouse/distribution building (the “**Modified Plans**”). The Original Plans consisted of a 245,280 square foot building on Lot 2 and a building of the same size on Lot 3. There are no proposed changes to Lot 1, which consists of a ±177,320 square foot warehouse/distribution building.

Legal Analysis

The Owner is requesting to amend the Original Ordinance with respect to the Original Plans, such that the Original Plans shall be amended and supplemented by the Modified Plans for the ±540,960 square foot building. Additionally, the modified final plat shall replace and supersede the final plat of subdivision previously approved by the Original Ordinance. The 50 conditions imposed by the Village in its original review of Owner’s zoning application and the Conditions on Approval of Ordinance (O)2021-06.26 shall remain and the Owner is required to satisfy the remaining conditions.

Director Nordman stated that Mr. Michael Reschke Jr, petitioner, was in attendance to answer questions. Trustee Westberg asked if anyone was currently interested in the spec building. Mr. Reschke Jr. said yes, they have many interested parties.

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

A MOTION was made to approve an Ordinance Approving an Amendment to the Final Development Plans and Final Plat of Subdivision for a ±60 Acre warehouse/distribution development known as Huntley Commercial Center.

MOTION: Trustee Goldman

SECOND: Trustee Kittel

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

NAYS: None

ABSENT: None

The motion carried: 6-0-0

VILLAGE ATTORNEY’S REPORT: None

VILLAGE MANAGER’S REPORT: None

VILLAGE PRESIDENT’S REPORT: Mayor Hoeft announced that Mr. Joe Hansen, Cemetery Board member passed away at the end of November. Joe and his wife Betty were also long-time guests at the Village Board meetings. Joe and his service to the community will be greatly missed.

UNFINISHED BUSINESS: None

NEW BUSINESS: Trustee Goldman suggested moving the Chamber of Commerce from the old Village Hall to the Visit McHenry County building which is beautiful and rarely used. The Village could then upgrade and reuse the old Village Hall to enhance the downtown.

EXECUTIVE SESSION:

A MOTION was made at 7:41 p.m. to Enter into Executive Session for Property Acquisition, Purchase, Sale or Lease of Real Estate.

MOTION: Trustee Leopold
SECOND: Trustee Westberg
AYES: Trustees: Goldman, Holzkopf, Kanakaris, Kittel, Leopold, and Westberg
NAYS: None
ABSENT: None
The motion carried: 6-0-0

A MOTION was made at 7:49 p.m. to Exit Executive Session.

MOTION: Trustee Westberg
SECOND: Trustee Kanakaris
AYES: Trustees: Goldman, Holzkopf, Kanakaris, Kittel, Leopold, and Westberg
NAYS: None
ABSENT: None
The motion carried: 6-0-0

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 7:50 p.m.

MOTION: Trustee Leopold
SECOND: Trustee Kanakaris
The Voice Vote noted all ayes and the motion carried.

Respectfully submitted,

Rita McMahan
Village Clerk