

VILLAGE BOARD MEETING MINUTES
April 27, 2023
VILLAGE OF HUNTLEY



CALL TO ORDER:

A meeting of the Village Board of the Village of Huntley was called to order on Thursday, April 27, 2023 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 (arrived at 7:02), Niko Kanakaris, Curt Kittel, Harry Leopold and JR Westberg.

ABSENT: None

IN ATTENDANCE: Village Manager David Johnson, Deputy Village Manager Lisa Armour, Director of Development Services Charles Nordman, Executive Assistant/Special Events Manager Barbara Read, and Village Attorney Betsy Gates-Alford.

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

PUBLIC COMMENTS: Mr. Kevin Seely addressed the Village Board regarding the Kelley's Market gas station and car wash. He stated that he was not in favor of the location of the proposed gas station being so close to the residential Talamore Subdivision and suggested other locations throughout the community that may better suit the gas station and car wash. He noted that there are four other gas stations located along Route 47 and that adding a fifth car wash was not the best amenity that the Village should consider at this time. Mr. Seely thanked the Village Board for their time and requested they reconsider the location of the proposed gas station.

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 April 27, 2023 Bill List in the Amount of \$680,684.25
- b) Consideration - Approval of Payout Request No. 6 to Manusos General Contracting for the East WWTP UV Disinfection System Replacement in the amount of \$176,373
- c) Consideration - Approval of Payout Request No. 1 to Safe Step, LLC through The Interlocal Purchasing System (TIPS) Cooperative Purchasing Program for the 2023 Saw Cutting Program in the Amount of \$79,909.94
- d) Consideration – Ordinance Authorizing the Ceding of Private Activity Bonding Authority to the Upper Illinois River Valley Development Authority (UIRVDA)
- e) Consideration – Ordinance Approving a Plat of Easement for ComEd for the Church Street Parking Lot Expansion

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 April 27, 2023 Consent Agenda.

- MOTION:** Trustee Leopold
- SECOND:** Trustee Goldman
- 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 – Resolution Approving a Façade Improvement Assistance Program Grant for Huntley Dairy Mart, 10706 N. Route 47

Director of Development Services Charles Nordman stated that William Dunn, the new owner of the Huntley Dairy Mart, has submitted a Façade Improvement Assistance Program Grant application requesting assistance to install a protective barrier across the Route 47 frontage of the property. The proposed barrier would be in the form of concrete planters measuring approximately 48 inches in diameter, 30 inches in height and weighing in excess of 1,000 pounds each. The planters are similar to the concrete planters that will be placed in front of Village Hall.

The specific planters have yet to be chosen, however, based on preliminary estimates for eight (8) planters the total cost of the project would be approximately \$12,000. This estimate is broken down as follows:

Planters:	\$9,000.00 (based on 8 planters)
<u>Planting:</u>	<u>\$3,000.00</u>
Total:	\$12,000.00

STAFF ANALYSIS

The Façade Improvement Assistance Program Guide identifies specific exterior improvements that are eligible for reimbursement. All proposed exterior improvements are identified as eligible improvements under the guidelines of the program.

The Village Board shall evaluate the projects based on the value of the aesthetic improvements to the Village of Huntley and the following criteria:

- Condition of the building and need for renovation
- Extent to which the improvements conform to the Downtown Revitalization Plan and Commercial Design Guidelines
- Extent to which the proposed improvements restore, maintain, or enhance the character of the building and surrounding area

FINANCIAL IMPACT

The FY23 budget includes \$50,000 for the Façade Improvement Assistance Program in the Downtown Tax Increment Financing (TIF) District No. 2 Fund.

The Façade Improvement Assistance Program allows reimbursement of up to fifty percent (50%) of the project cost per property with a maximum reimbursement of \$10,000 per project. As a policy, the maximum aggregate amount of all grants approved for a property within any five (5) year period shall be limited to \$20,000. The estimated cost of the proposed improvements total \$12,000.00, which would allow for a maximum reimbursement of \$6,000.00 for this project.

LEGAL ANALYSIS

If the requested grant is approved by the Village Board, the petitioner must sign and abide by the terms of the Façade Improvement Assistance Program Agreement in order to be reimbursed for the project.

2022-2025 STRATEGIC PLAN ALIGNMENT

The Strategic Plan identifies *“Healthy, Safe and Attractive Community” as a strategic focus, and “A Safe Community” and “An attractive Community” as goals.* The installation of the concrete planters will improve customer safety and improve the attractiveness of the property.

Trustee Kittel asked if there would be a landscaping plan for the easement in front of the planters and if that area could be addressed and mowed to make it look better. Director Nordman said the petitioner is aware that the area needs to be maintained and mowed. He added that the area is within the State right of way. Trustee Kanakaris asked if the planters were going to be installed on the Dairy Mart property or the State right of way. Director Nordman said all the planters would go on the Dairy Mart property; however, the two northern most planters would be very close to the right of way. He added that he would need to see an actual plat of survey to confirm the exact location. Trustee Kanakaris asked if some concrete bollards should be added through the planters into the ground to help keep them in place or if some concrete fill should be added to increase the weight of the planter to keep them from moving if an accident should occur. Director Nordman said the planters weigh approximately 1,700 pounds empty and were unlikely to move should a vehicle hit one. Village Manager Johnson said the weight would most likely double once the dirt was filled in but that Staff could look into adding concrete to the planters to make the planters heavier if the Village Board directed Staff to do so. Trustee Kanakaris asked how far away the planters are from the building. Director Nordman said they are approximately 4’ from the order window.

Trustee Holzkopf asked the width of the space in between the plants and asked if they could be closer together to keep children from weaving in between them and running around on an already dangerous intersection. Director Nordman said the planters are approximately 3’ apart but they could be moved closer together and add more planters to fill the space. He added that even moving them closer together, children will still be able to run around them. Trustee Holzkopf said if the planters could be as close as 6” or 9” it would deter the kids from using them as a playground and she was glad to see the design changed to rectangular planters. She also said she agreed with Trustee Kanakaris in adding concrete to the planters to make them heavier.

Trustee Westberg said he was disappointed because this is another State problem that the Village has to fix. He agreed with Trustee Kanakaris’ suggestion of adding a bollard through the planter into the ground, but added that a vehicle striking the planters would most likely be more of a side swipe blow and not a

direct perpendicular hit. Trustee Westberg said he understands the concern of the parents for the children's safety and is glad that these planters will be installed. Trustee Goldman stated that as much as she wants to see the Dairy Mart to maintain its friendly appearance she is glad to see some kind of a barrier being installed for safety. She asked if a small shrub could be installed between the planters to keep the kids from weaving around them. Trustee Goldman also asked if the new owner had considered changing the layout the same way or possibly moving the windows around to move the wait line to a safer area. Director Nordman said that the new owner is not proposing any change in circulation at this time.

Mayor Hoeft said shrubs in between the planters will not grow because the area is asphalt. He stated that he is glad this safety measure is being considered but added that parents need to watch their children and make sure they are not running around near Route 47. Mayor Hoeft said he favored the planters being 3' apart. Trustee Leopold said that if the planters were moved closer together he thought it would look like a jail in front of the Dairy Mart. He asked if perhaps a chain of some sort could be run through the planters to keep the kids from playing around them. Village Manager Johnson said that Staff will look into some of the suggestions made by the Village Board to make the planter area more aesthetically pleasing and understands the concerns. He added that he agrees with everyone being glad that something is finally being done to increase the safety of visitors of the Dairy Mart on a dangerous intersection. Village Manager Johnson said that Mr. Dunn has been a good partner and is very willing to step up and help make the area safer.

Mayor Hoeft concluded saying that he talked to Mr. Dunn earlier about reconfiguring the layout of the order windows, but with the way the kitchen is arranged, it is difficult to change the service windows but he said that Mr. Dunn will maybe try some different layouts. Mayor Hoeft also said that Mr. Dunn has been very positive in trying to work things out and has been very open to working with Village Staff.

Mayor Hoeft asked if there were any further questions. There were none.

A MOTION was made to approve a Resolution Approving a Façade Improvement Assistance Program Grant for the Huntley Dairy Mart, 10706 N. Route 47.

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

- b) Conceptual Review – Proposed Site Plan and Building Elevations for a Kelley's Market Gas Station to be located at the Northwest Corner of Route 47 and Noah Avenue

Director of Development Services Charles Nordman stated that Kelley's Market is proposing to construct a ±6,000 square-foot gas station/convenience store at the northwest corner of Route 47 and Noah Avenue. Kelley's Market operates nearly 50 locations throughout northern Illinois and southern Wisconsin, with the nearest location recently opening in Pingree Grove at the intersection of Route 47 and Route 72/Route 20. The proposed gas station would include a Which Wich sandwich restaurant and standalone car wash.

Kelley's Market has also expressed a desire to sell packaged beer and wine. The proposed site is located immediately south of American Community Bank and is zoned "B-3" Shopping Center Business District.

STAFF ANALYSIS

The proposed site plan consists of a ±6,000 square-foot convenience store that would include a Which Wich restaurant, gas canopy accommodating 12 vehicles, diesel canopy accommodating four vehicles, and standalone car wash. Access to the site would be provided from two driveways on Noah Avenue, which has full access on Route 47 (a signalized intersection is also accessible at Route 47 and Reed Road). The proposed standalone car wash is located on the south end of the site with stacking for approximately seven vehicles. An ATM is shown on the site plan along the eastern edge of the parking lot, adjacent to the Route 47 frontage. Staff has informed the petitioner that the location of the ATM is not acceptable and will need to be relocated elsewhere on the site or internal to the store.

The proposed site plan provides parking for 30 vehicles. The Zoning Ordinance requires four parking spaces per 1,000 square feet for gas stations with retail sales, therefore requiring 24 spaces for the 6,000 square-foot building. Staff notes that the minimum number of required parking spaces may increase when a floorplan has been provided for the building that indicates the area of the Which Wich restaurant.

Building Elevations

The proposed building elevations consist primarily of gray colored modular brick with stone piers at the building entrances and stone tapered corners. EIFS would be utilized on the gable ends located on the north and south elevations of the building as well as above the store's main entrance. The building's pitched roof would be covered with Timberline shadow accent fiberglass shingles. The standalone car wash would be constructed of the same materials as the primary building, but would have a flat roof. The petitioner has provided photographs of similar stores as examples of the architecture and building materials.

Signage

Proposed wall signage has been illustrated on the building elevations and includes two wall signs for "Kelley's Market" and one sign each for "Which Wich" and "Paciugo Espresso · Gelato". Wall signs are also proposed on the side elevations of the standalone car wash. These signs include the Mobil logo and state "Touch Free Car Wash." Canopy signage is proposed for the north and east elevations of each canopy stating "Mobil" and "Mobil Diesel." The Village's sign ordinance allows one wall sign per street frontage, therefore allowing two wall signs for the building (the building has frontage on Route 47 and Noah Avenue). Relief is would be required to allow eight additional wall signs on the building(s)/canopy. A ground sign has not been provided for concept review, but will be required with the formal development application.

REQUIRED APPROVALS

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

1. Special Use Permits for a gasoline station and car wash in the "B-3" zoning district.
2. Preliminary/Final Planned Unit Development, including any necessary relief
3. Liquor License

2022-2025 STRATEGIC PLAN ALIGNMENT

The Strategic Plan identifies *“Strong Local Economy”* as a strategic focus, and *“Location of Choice for New and Expanding Businesses of All Sizes”* as a goal. A gas station north of Algonquin Road was a specific goal in previous Strategic Plans.

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.

Mayor Hoeft invited the petitioner to come forward and asked them to please introduce their team. Mr. Swanson of Arc Design Resources introduced himself and then introduced Mr. Jeff Backhop of Stenstrom Construction Group, and Ms. Suzanne Dorsey Sterling and Mr. Cliff Morris of Kelly Williams Realty Signature. Mr. Swanson said Director Nordman did a great job with the presentation and added that He said the ATM being moved is being addressed to move it closer to the carwash area within a landscaped area so it is not in the front of the property. Mr. Swanson said his team would be happy to answer any questions of the Village Board.

Trustee Goldman said she liked the Pingree Grove building. She added that she would like to see the ATM moved to inside of the building to not attract crime outside near the building. She also said that she was glad to see a gas station locating to the north side of town but would rather not see another car wash on Route 47. Trustee Westberg asked if there was a possibility of having an egress onto Route 47. Mr. Swanson replied, no, the access is controlled as part of the plat that was completed years ago. He said there will be no access on to Route 47. Village Manager Johnson said that was established when the Bakley family was coordinating with IDOT for access points along Noah, it was agreed there would be no access directly onto Route 47.

Trustee Westberg questioned how the big trailers will maneuver around the property getting diesel fuel without trying to turn around. Mr. Swanson said the position of the diesel canopy will allow the trucks to maneuver through. He added that this gas station is not intended to be a truck stop at all, but obviously trucks will fuel up here. He said that they did a trial run of having a large tractor trailer go through the north driveway and stop at the diesel canopy. It worked well and they were able to circle the site. Trustee Westberg asked if the material of the canopies was already finalized or if it could possibly be changed because he was not in favor of the metal material shown. Village Manager Johnson said that staff has had a conversation with the petitioner about the posts and researching if they could be wrapped with stone to match what has been done at other gas stations.

Mr. Cliff Morris, President of Kelly Williams Realty Signature said that the canopies and posts could absolutely be wrapped in stone. He pointed out the partnership they have with Mobil. He said they only sell Mobil gas and they too also have stipulations as to how things have to look. He said that this is a multi-million dollar project and they are proud of it as they are of the Pingree Grove building referenced by Trustee Goldman. Mr. Morris added that the visitors to the center are important to the company because

they certainly can influence the success and profitability of a project. He said they own and operate 50 Mobil locations throughout the area that generate revenue for the communities and pointed out that they are not requesting any type of tax abatement or revenue sharing and that they are looking forward to being a responsible partner to Huntley. He said that these facilities are also a destination for drivers and residents that can stop in, get gas and a car wash and stop in for a few items within the shop. Mr. Morris said they are excited to become part of the Village of Huntley. Trustee Westberg said although he was ok with the architectural look of the roofline, he asked if it could be considered to put a barn style roof on the building. Mr. Swanson said they would look into it, but the current roof matches the other stations.

Trustee Holzkopf asked if the car wash was a major component of their business model in order to be a profitable business. Mr. Swanson said yes, it is a critical piece of who they are. He added that he did not believe the touchless car wash in the same area would be impacted by their car wash. He said they are two different models that serves different users. Mr. Swanson said having a facility like this constructed on the north side of the community in this location would be a benefit to everyone. Trustee Holzkopf said she did agree with Trustee Goldman in not wanting a car wash there, but also understood that it is a significant component of the facility. She also said that she would rather have the car wash and gas station there than to have the project not go forward.

Trustee Holzkopf questioned if the entrance and exits to the property were each their own lane, or is the plan to be able to enter or exit through either entryway. Mr. Swanson said they will coordinate with staff to make sure that both are wide enough to enter and exit. Trustee Holzkopf thanked Mr. Swanson and said she would like to make sure that the entryways are safe enough to perform both functions. She thanked the petitioner for his interest in Huntley.

Trustee Kanakaris said he had many concerns with the facility. He stated that he would prefer to not have another car wash along Route 47 because he thinks all of the car washes will be hurt by having so many within such a short distance. He asked if there could be a Route 47 access if the car wash was not included in the plan. Mr. Swanson said no. Trustee Kanakaris said he agreed with Trustee Westberg in trying to make the building look better by adding a country look to the façade somehow. He thought making the building taller could help, or add a stone or brick material on the building to make it look better. He did agree with Trustee Holzkopf in that he would rather see the car wash constructed rather than have the project leave completely. He asked if there was a patio planned for outside of the sandwich shop and a nice bike rack available for users. Mr. Swanson said yes. Trustee Kanakaris said he would like to see the canopies wrapped in brick posts and enhanced to look stronger to support the canopy and also said he would like the garbage enclosure to match the material of the building and would like that to be a brick or stone material. Trustee Leopold said he is glad to see a gas station being added to the north side of town and asked if the petitioner had any other Kelley's Markets with car washes within a half a mile of four others. The petitioner said they do and that it really is not that uncommon. Trustee Leopold said he would like to see the landscaping improved because it is the entranceway to Huntley from the north.

Trustee Kittel said he agreed with other Trustees about wanting the outside of the building to look a little better and to also enhance the canopies and posts. He said he would like to see a different material for the building other than the EIFS so this facility would look as nice as the other amenities near there. Trustee Kittel said he would like to see stone and brick incorporated into the façade and to have the landscaping enhanced as well. Trustee Kittel said that he likes the idea of the gas station in the area. He stated that he lives in Talamore and thinks there is enough of a buffer between the station and the subdivision. He stated

that he was fine with the two car washes being by each other in the area because one is touchless, which he does not think a lot of people like to use, and that this new car wash would be great for the visitors of the gas station and residents in that area in general.

Mr. Swanson said he would like to point out the two different types of car washes. He said in a roll over car wash the equipment moves around the car that has pulled in and then the car pulls out. The other type of car wash is a conveyor or tunnel type of car wash which is what the larger car washes utilize. He said that cars stack in waiting lines more often with those because the cars do not move very fast. Trustee Westberg asked if the car wash at Kelley's would be the kind the driver pulls in, the machines wash the car, and then the driver pulls away. Mr. Swanson said yes, and there are very seldom long wait lines with this type of car wash.

Trustee Goldman said this is the first major thing someone will see entering Huntley from the north and she likes the idea of the building being a little different. She referenced the red, white and blue silo just to the north and the beautiful bank building right next to the property and said she would like this building to stand out as well.

Mayor Hoeft said he appreciated the public comment made from the gentleman that lived in Talamore but he thinks that this project does fit where it is proposed to go because the southern entrance to Talamore is further west along Reed Road and everything else being added will be up by Ackman Road. He agreed with the other Trustees in that he would like to see the material of the building changed or possibly incorporating a farming look to the building would be nice. Mayor Hoeft said having that different look could set this facility apart. He added that he understands that if the car wash is not included, it could take away profits to help build that better or different facility. Mayor Hoeft said that even though there has been discussion about having four or five car washes in town, he is fine with having one north of town as well. He said if losing the car wash loses the facility he favors including the car wash and having a Kelley's Market on the north side of town will make a lot of residents happy.

Trustee Kanakaris asked if they would be requesting a pour liquor license or eventually ask for video gaming. Mr. Swanson said no. Ms. Suzanne Dorsey Sterling of Kelly Williams Realty Signature stated that she is the Operations Manager and wished to make it clear how important the car wash is to the business. She said it was a profitable use for them and the intent is to certainly not undercut the other car washes in town. She said their prices will be fair and that the car wash at Kelley's Market is a complementary feature that visitors have available when they come to fuel their car. They can get gas, a car wash, a sandwich and whatever else they need from the shop all at one place.

Trustee Holzkopf asked if the little lines on the plans indicate walkways for people coming off the Rt. 47 sidewalk. Mr. Swanson said yes, they are approximately 8' wide and are used as access for walkers or bikers on the path to cut through to the building. Trustee Holzkopf thanked the petitioner for their time. Mayor Hoeft asked if any of the Trustees had any further questions or comments and there were none. He thanked the petitioner for their interest in Huntley. Mr. Swanson concluded by saying that the layout of the facility with the car wash is very important and if it should happen that the car wash is not included, it could possibly end the project. He then thanked the Village Board for their time and input.

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

- c) Consideration – Ordinance Approving (i) a Map Amendment to Rezone the Northeast Portion of the Property (12.43 acres) Located at the Southwest Corner of Reed Road and Founders Field Boulevard from “RE-1” (PUD) – Residential Estate District Planned Unit Development to “R-4” (PUD) Townhomes Residence District Planned Unit Development; (ii) Preliminary Plat of Subdivision for Pod 9 (±118 acres) of the Talamore Subdivision; and (iii) a Special Use Permit for Preliminary Planned Unit Development, Including any Necessary Relief, to Accommodate the Construction of 97 Age-Targeted Single-Family Homes and 82 Traditional Townhome Units

Director of Development Services Charles Nordman said that Lennar is the owner of approximately ±118 acres located at the southwest corner of Reed Road and Founders Field Boulevard referred to as Pod 9 of the Talamore Subdivision. On July 14, 2022, Lennar received approval to rezone the property from “M” Manufacturing District to “RE-1” (PUD) Residential Estate District Planned Unit Development. Lennar has submitted plans to develop Pod 9, which in 2006, was preliminary planned for 165 single-family “cluster” style homes and included right-of-way for the future extension of Algonquin Road.

STAFF ANALYSIS

Lennar is proposing to develop the ±118 acres known as Pod 9 for the purpose of constructing 97 age-targeted single-family homes and 82 traditional townhome units. Two access points to the subdivision are proposed from Reed Road with the opportunity for additional internal connections as land to the east of the subdivision is developed. The proposed plat also provides land for the future extension of Algonquin Road as required by past development agreements. Algonquin Road is a county roadway and any future extension would be a county project. The dedication includes a ±19 acre outlot which accommodates flexibility in future roadway configuration. The required park land dedication has already been provided within the existing portions of the Talamore subdivision.

Following approval of the Preliminary Plat of Subdivision and Preliminary Planned Unit Development for Pod 9, the petitioner is required to submit a development application for Final Plat of Subdivision and Final Planned Unit Development approval from the Plan Commission and Village Board.

Preliminary Plat of Subdivision

The preliminary plat proposes 97 single-family lots. The lots will have a minimum lot area of 7,875 square feet and a minimum lot width of at least 63 feet. The average lot area will be 9,076 square feet with the largest lot having an area of 13,455 square feet. The typical lot will support a minimum 25-foot front yard and corner side yard setback, a 30-foot rear yard setback, and a 6-foot side yard setback. The proposed typical lot setbacks are consistent with the existing age-targeted single-family lots located in Pod 5.

The preliminary plat also proposes seven 4-unit townhomes, six 5-unit townhomes, and four 6-unit townhomes for a total of 82 two-story townhome units. The typical building setbacks include a minimum 25-foot front yard setback, with a minimum side-to-side building separation of at least 20 feet, side-to-rear of at least 50 feet, and rear-to-rear of at least 60 feet. These proposed typical lot setbacks are consistent with the existing townhomes located in the adjacent Pod 7 on the north side of Reed Road.

Map Amendment

In order to accommodate the townhome product, the applicant proposes to rezone the identified ±12.43 acres located at the southwest corner of Reed Road and Founders Field Boulevard from the existing “RE-1

(PUD) Residential Estate District – Planned Unit Development to “R-4 (PUD)” Townhomes Residence District – Planned Unit Development. All of the existing residential townhome pods in the Talamore subdivision share the same “R-4 (PUD)” zoning designation. The proposed map amendment aligns with the 2022 letter of understanding submitted by Lennar as part of its previous rezoning from “M” Manufacturing to “RE-1” Residential Estates.

Home Product

The proposed single-family home product for Pod 9 is a continuation of the Andare product currently offered in Pod 5 of the Talamore Subdivision. Four different floor plans have been offered, each providing three elevation options. The following is a summary of the proposed plans:

Single Family Floorplans

Model	Type	Square Feet	Garage
Napa	1 Story	1,428 – 1,527	2 Car
Rutherford	1 Story	1,649 – 1,748	2 Car
Siena	1 Story	1,792 – 1,891	2 Car
Sonoma	1 Story	1,880 – 2,002	2 Car

Townhome Product

The proposed townhome product for Pod 9 is of similar style offered within the adjacent Pod 7 of the Talamore Subdivision. The two-story buildings may contain four, five, or six units and each unit offers an attached front facing two-car garage. Three models are proposed: Darcy at 1,717 square feet; Mary Ann at 1,767 square feet; and Charlotte at 1,840 square feet.

Landscaping

Lennar proposes a 145-foot-wide landscape buffer along the southern edge of Pod 9, adjacent to the land to be dedicated for a future Algonquin Road extension. The area will support a strip of newly planted shade, evergreen, and ornamental trees atop a ±10’-tall berm to assist in shielding the new single-family lots from the existing Oakcrest Subdivision and the potential future extension of Algonquin Road. Paired with the 160-foot-wide strip of land upon Outlot G, the closest Pod 9 residential lot is over 100 yards away from the existing Oakcrest Estates Subdivision.

Outlots A and B provide a 50-foot landscaped buffer for the lots backing to Reed Road and offer a variety of shade, ornamental, and evergreen trees paired with deciduous shrubs. Entry plantings are located at both pod entrances along Reed Road. Another strip of shade, evergreen, and ornamental trees are proposed to be planted in the rear of the homes and townhomes along the eastern perimeter of Pod 9, providing a natural screen from the adjacent undeveloped land. Outlots C and E provide a similar landscaped buffer separation between the single-family homes and the townhomes.

A stormwater management basin is proposed to be located west of the homes on Ainsworth Court and will support a multi-use path with bench seating surrounding the basin’s perimeter. Low profile prairie seed and blanket will be used moving outward from these areas. Outlot A supports a public patio and seating area overlooking the wetland areas to the west. The existing wetland area positioned between Pod 9 and Pod 10 will remain untouched. Parkway trees will be spaced every 40 feet in accordance with the Village’s

Landscape Ordinance. Typical lot landscaping plans have been provided for both the single-family homes and townhomes.

Village Board Concept Review

The Village Board reviewed the conceptual site plan and home elevations on January 12, 2023 and provided the following comments:

- A board member confirmed that the proposed single-family home and townhome product was similar to the homes in existing Talamore Pods 5 and 7.

Plan Commission Recommendation

The Plan Commission conducted a public hearing to consider the petitioner’s request on April 10, 2023. Adjacent residents and other members of the public offered testimony in opposition to the request. Concerns were raised primarily with respect to the roadway configuration for the potential future Algonquin Road extension. The following is a summary of the concerns raised by those providing testimony:

- It was questioned whether the proposed preliminary plans for Pod 9 included any details for future roadway extensions or connections which may impact the Oakcrest Estates Subdivision.
 - The preliminary plans for Pod 9 only include land area to be dedicated to the Village. This allows the Village to have greater control of this area to protect the interests of the Village and adjacent residents. Any future roadway configurations for Algonquin Road that may be undertaken by McHenry County would require acquisition of property from the Village.
 - The Preliminary Plat for Pod 9 shows no connections to Oakland Court.
- It was debated whether 160-feet of dedication would be sufficient in accommodating the potential future extension of Algonquin Road while also providing an acceptable landscape buffer from the existing homes in the Oakcrest Estates Subdivision. *(Lennar has since informed the Village that the preliminary plans for Pod 9 have been modified to provide 180 feet of dedication, allowing for further flexibility in roadway configuration as may be planned by the County at a later date.)*

At the conclusion of the public hearing, the Plan Commission recommended approval of the petition by a vote of 7 to 0, subject to the following conditions:

1. All public improvements and site development must occur in full compliance with the submitted plans and all applicable Village codes, ordinances, and Municipal Services (Engineering, Public Works, Planning and Building) site design standards, practices and permit requirements.
2. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
3. The petitioners will comply with all final engineering revisions 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. The petitioner, its agents and assignees are responsible for not increasing the rate of stormwater runoff and will be required, to the extent practicable, to minimize any increase in runoff volume through “retention” and design of multi-stage outlet structures.
5. The Preliminary Plat shall be revised to include the dedication of Outlot G to the Village for the future extension of Algonquin Road.

6. The landscape plans and the ongoing maintenance terms for Outlot G shall be finalized and approved by the Village.
7. The applicant shall disclose upon sale to the buyers of lots 13 – 27, 42, and 60 – 71 of the County’s future plan to construct the Algonquin Road extension in the areas adjacent to the identified lots.
8. The Village’s Subdivision Ordinance requires the installation of sidewalks along roadways across the full length of the development property. Relief is requested to begin the sidewalk across the Reed Road frontage of Pod 9 at Ainsworth Road and extend east to Founders Field Blvd, with a crosswalk connection to the multi-use path on the north side of Reed Road at Founders Field Blvd.
9. The sanitary sewer maintenance access roads proposed for the rear of the identified residential lots shall be signed as follows “Emergency and Authorized Vehicles Only”.
10. The side and rear elevations of the single-family homes and townhomes shall provide upgraded elevations that feature the following
 - a. 4/4x4” wood window surrounds and corner boards
 - b. 4/4x8” frieze boards
 - c. Window Grills
 - d. Either shutters or trim around the windows or a bay window at the first floor.
11. No building plans, construction permits, sign permits, or certificates of occupancy are approved as part of this submittal.

The Plan Commission added the following conditions:

12. Further investigation shall be given to increasing the width of land upon Outlot G, to be dedicated to the Village, allowing for an area wider than 160 feet between Pod 9 and the Oakcrest Estates Subdivision. *(Lennar has since informed the Village that the preliminary plans for Pod 9 have been modified to supply 180 feet of dedication, allowing for further flexibility in roadway configuration as may be planned by the County at a later date.)*

2022-2025 STRATEGIC PLAN ALIGNMENT

The Strategic Plan identifies “Strong Local Economy” as a strategic focus and the following goal: “Location of Choice for Residents.”

FINANCIAL IMPACT

Pod 9 would be subject to current impact fees for the school, library, and fire districts as applicable to the subdivision.

LEGAL ANALYSIS

The required public hearing was conducted by the Plan Commission.

Director of Development Services Nordman said members of the Lennar team were present to address any questions of the Village Board. Trustee Kittel asked the petitioner to address the dead trees near the area currently under construction. He also asked if a curb could be included on the two roadways heading east that will eventually dead end. Mr. McFarland they would certainly look into both of Trustee Kittel’s concerns. Trustee Kanakaris asked if the street by the townhomes was standard size so people could park on the street and not create a need for additional parking off-site. Staff confirmed the road width was standard size. Trustee Kanakaris also mentioned that he preferred if the petitioner would make the garages bigger to accommodate the larger vehicles. Mr. McFarland stated the single family homes had an option for an extended garage.

Trustee Westberg asked if some sort of light barrier could be included to block the homes on the corner of Ainsworth Road where the headlights from traffic northbound on Ainsworth, turning left or right on Reed Road will shine directly into their back windows. Mr. McFarland said they will look into it. Mayor Hoeft asked if there were any more questions or concerns. There were none.

A MOTION was made to approve an Ordinance Approving (i) a Map Amendment to Rezone the Northeast Portion of the Property (12.43 acres) Located at the Southwest Corner of Reed Road and Founders Field Boulevard from “RE-1” (PUD) – Residential Estate District Planned Unit Development to “R-4” (PUD) Townhomes Residence District Planned Unit Development; (ii) Preliminary Plat of Subdivision for Pod 9 (±118 acres) of the Talamore Subdivision; and (iii) a Special Use Permit for Preliminary Planned Unit Development for Pod 9, including any Necessary Relief, to Accommodate the Construction of 97 Age-Targeted Single-Family Homes and 82 Traditional Townhome Units.

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 – Resolution Approving an Agreement for Plan Review, Inspections, New Development Review, Fire Code Enforcement, and Intergovernmental Cooperation between the Village of Huntley and the Huntley Fire Protection District Pertaining to the Fire Code Adopted by the Village of Huntley

Director of Development Services Charles Nordman stated that the Huntley Fire Protection District (the “*Fire District*”) currently provides fire code enforcement and plan review services for new and existing buildings within the Village of Huntley. The proposed intergovernmental agreement (“*IGA*”) replaces the existing IGA approved by the Village Board on November 12, 2009. The agreement sets forth the services to be provided by the Fire District, which includes inspections and the review of fire protection plans for new sites, buildings, and other permit project types within the Village.

The proposed agreement is similar to those utilized by neighboring municipalities and fire districts. It further confirms the Fire District’s advisory role and the Village’s role as the authority having jurisdiction in these matters should a dispute arise.

FINANCIAL IMPACT

The fees referred to in the IGA are collected by the Village at the time of building permit issuance and then remitted to the Fire District. The per square foot fee is a \$0.02 increase from the 2009 IGA for industrial buildings and \$0.04 for commercial buildings. There is no change to the contribution fee collected for new residential dwelling units.

The agreement also allows for the Fire District to be compensated for the review of fire sprinkler and fire alarm systems, which are currently sent to an outside consultant for review. This change will result in a savings for those applying for fire sprinkler and fire alarm permits.

LEGAL ANALYSIS

The agreement has been reviewed by the Village Attorney.

Mayor Hoeft asked if there were any questions or concerns. There were none.

A MOTION was made to approve a Resolution Approving an Agreement for Plan Review, Inspections, New Development Review, Fire Code Enforcement, and Intergovernmental Cooperation between the Village of Huntley and the Huntley Fire Protection District Pertaining to the Fire Code Adopted by the Village of Huntley.

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

e) Discussion – Downtown Parking

Village Manager David Johnson said that providing sufficient parking for businesses, visitors and those who live in and near the downtown is important. To support these stakeholders and prepare for future development, a plan for downtown parking is proposed for discussion.

STAFF ANALYSIS

The proposed downtown parking plan includes the following:

- 58 parking spaces at 12 on-street locations would be designated as two-hour parking between the hours of 8:00 a.m. and 5:00 p.m. for patrons visiting the downtown for a meal or a short visit.
- 8 parking spaces along Woodstock Street between 1st and Coral Street would be designated as 15-minute parking between the hours of 8:00 a.m. and 5:00 p.m. for patrons making a short term visit such as post office business, and two-hour parking after 5:00 p.m.
- 2 parking spaces along Woodstock Street between Coral Street and Main Street would be designated as 15-minute parking for patrons making a short term visit such as Sal’s Pizza or Century 21.
- 2 parking spaces along Dwyer Street between Coral Street and Main Street would be designated as 15-minute parking for patrons such as Embassy Construction or D.C. Cobb’s.
- Overnight parking would be allowed in 201 parking spaces for residents that live in the downtown and their guests. These 201 overnight parking spaces are located in the Coral Street Firehouse lot (17), Cornell parking lot (52), the Church Street parking lot (87), the Main Street south parking lot (37), and on the north side of 1st Street (8).
- 188 parking spaces would be reserved for downtown employees and patrons wishing to park for longer than two-hours. These spaces are located in the First Congregational Church parking lot (48), the Main Street south parking lot (62), the 1st Street parking lot (37), the Woodstock Street parking lot (23), the McHenry County Visitor’s Center (13), and behind Strode’s Furniture (5 - private). Patrons of downtown businesses that leave vehicles parked overnight for safety reasons would be allowed and is acceptable.

- 106 parking spaces would be reserved for overflow and event parking. These spaces are located in the First Congregational Church parking lot (39), and the Mill Street parking lot (67).

2022-2025 STRATEGIC PLAN ALIGNMENT

The Strategic Plan identifies “*Strong Local Economy*” as a strategic focus and the following goal: “*A Vibrant Downtown Gathering Place.*” The proposed downtown parking plan would strengthen the local economy by enhancing the experience of patrons supporting existing and future development.

FINANCIAL IMPACT

The additional signage and posts for the new parking designations are estimated to cost less than \$5,000 and would be funded through the Street Improvements and Roads & Bridges Fund 420-00-00-8001.

Village Manager Johnson said the downtown parking plan is presented for Village Board review and discussion and that an ordinance would be presented at a later date for Village Board consideration.

Mayor Hoeft asked the Trustees to begin the discussion. Trustee Kittel complimented staff on the amount of insight and planning it took to create this parking plan. He said he was glad they also involved the businesses in this as well. Trustee Kittel said he has no issue with restricting the parking timeframe during the day and also having the business employees park off-site to leave rooms for the patrons of the businesses.

Trustees Leopold and Kanakaris agreed but added that they hope that tickets are not issued often to those that remain in the spaces longer than they should. Village Manager Johnson said the intent is to not actively ticket vehicles, but to keep the traffic moving so more people have the ability to visit the businesses. Village Manager Johnson added that since the business meeting held a couple weeks earlier, he can already see that business moving their employees off the on-street parking.

Trustee Holzkopf thanked staff for their hard work in preparing this parking plan and said it makes perfect sense. She likes keeping the on-street parking moving to keep spaces open for patrons. Trustee Holzkopf questioned if DC Cobbs will have take-out spots available for those who order and pick up. Village Manager Johnson said staff is planning on meeting again with Mr. Hart from DC Cobbs, but the intention would be to use the large apron in the front of the building, left by the Fire Department, for carry out parking. Village Manager Johnson pointed out that Coral Street, on the west side of Woodstock Street has historically seen a large number of vehicles that stay there all day. He said by adding this timed on-street parking will help keep that area moving and cycling vehicles better all day.

Trustee Holzkopf asked for confirmation that if someone is parking in a spot that is not designated as overnight parking, but happens to have too many drinks that night, they will still be able to remain parked there if they call their plate number in to the Police Department and not receive a ticket. Village Manager Johnson said absolutely. He added that staff has worked this parking plan with the Police Department and obviously safety is first. He said that a permit will be issued to residents living downtown to park overnight as well and will not be ticketed.

Trustee Westberg said he is fine with the plan now, but does not want to see signs everywhere making the downtown look like Chicago and lose its country charm. Village Manager Johnson stated the idea would be to post the parking signage on decorative signs similar to the ones already in place. Trustee Westberg

concluded saying that would look nice.

Trustee Goldman said she did not care for the 2 hour parking and would prefer to have 3 hour parking. She said that if you go to dinner or plan on doing some shopping, 2 hours is not enough. She added that she would like to see the time in front of the Post Office longer because the lines are usually long and it takes longer than 15 minutes and would like to see the time increased to 30 minutes. Village Manager Johnson replied that the parking for the post office is currently 10 minutes and is proposed to increase to 15 minutes.

Trustee Goldman said that in front of Sal's Pizza, the 15 minute parking is fine if someone is going in to just pick up a pizza, but if someone parks, goes inside and orders a takeout pizza it will take longer than 15 minutes. She said that she is concerned the timed parking will negatively affect the businesses. Trustee Goldman asked for further clarification on the overflow parking at the First Congregational Church for special events. Village Manager Johnson pointed out the parking spaces allowed to the Village per the lease agreement in place between the Village and the Church along the north side of the parking lot which is 48 spaces. He added that there are 39 remaining spaces in the church parking lot that are used during special events and concerts where additional parking is needed, but adding that the church has also allowed patrons to use the parking lot even during non-special event evenings. Village Manager Johnson stated that the area to the east of the church parking lot, which is the grassy area, is also utilized for special events. Trustee Goldman thanked him for his clarification and asked if this plan will come back to the Village Board for further discussion and consideration. Village Manager Johnson said absolutely that the topic this evening was strictly for discussion.

Mayor Hoeft said that at first he was somewhat overwhelmed by the whole plan, but after discussing it, driving around to see all the spaces and knowing how the signage is planned to look, he is in favor of the plan. He added that this will make the drivers more cognizant of their time and if you want to visit more businesses downtown, that is great, but you may have to move your vehicle. Mayor Hoeft added that he likes that the intent is to not ticket every vehicle in violation but yet to keep a watch out to see how the timing is working. He said the biggest thing will be to move the employees off the on-street parking to make room for patrons. He stated that this is a good start and if it is realized after sometime that something needs to change or get modified, it can be looked at again and reassess the timing and spaces. Mayor Hoeft commended staff on assembling a solid plan that he thinks will benefit all residents and visitors of the downtown. Mayor Hoeft asked if there were any other questions or comments. There were none.

This item was presented for discussion only

VILLAGE ATTORNEY'S REPORT: None

VILLAGE MANAGER'S REPORT: Trustee Kanakaris asked Village Manager Johnson if the Village's façade program could include the businesses along Vine Street. He said that with the activity north of town and the new carwash being proposed for that area, it would be nice to offer the program to the businesses along Vine Street to help them enhance their buildings. Village Manager Johnson said the program typically is offered within the TIF District, but since the TIF District runs very close to Vine Street he did not think it would be a problem to offer the program to those businesses if the Board chooses to do so.

VILLAGE PRESIDENT'S REPORT: Mayor Hoeft read a proclamation recognizing the 51st Anniversary of Arbor Day and encouraged all residents to support protecting the trees and woodlands throughout Huntley. He

asked if the Trustee's had any questions for him. Trustee Westberg asked if only Huntley residents could participate in the Green & Clean Event taking place on Saturday. Executive Assistant/Special Events Manager Barb Read said yes and added that ID's are checked.

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 8:28 p.m.

MOTION: Trustee Kanakaris

SECOND: Trustee Leopold

The Voice Vote noted all ayes and the motion carried.

Respectfully submitted,

Rita McMahan
Village Clerk