PUBLIC MEETING NOTICE AND AGENDA
VILLAGE OF HUNTLEY
VILLAGE BOARD MEETING

THURSDAY, MARCH 12, 2020
7:00 P.M.

HUNTLEY
ILLINOIS

1. Call to Order

2. Roll Call

3. Pledge of Allegiance

4. Introduction: Officer Josh Prokuski

5. Public Comments

6. Items For Discussion and Consideration:

   a) Consideration – Approval of the February 13, 2020 Village Board, February 27, 2020 Village Board, and February 27, 2020 Liquor Commission Hearing Minutes

   b) Consideration – Approval of the March 12, 2020 Bill List in the amount of $381,496.62

   c) Policy Direction – Parking on Sun City Boulevard and in Sun City Neighborhood 5

   d) Discussion – Historic Preservation Commission Request to Begin the Formal Review Process to Designate the Village's Town Square a Certified Landmark

   e) Consideration – An Ordinance Approving Site Plan Review, including any necessary relief, for a ±4,800 square foot warehouse addition for Plumbing Systems and Repair Inc., 11714 Powder Park Drive

   f) Consideration – An Ordinance Granting Relief for an Additional Ground Sign for Advocate Medical Group, 13900 Quality Drive

   g) Consideration – An Ordinance Approving (i) an Amendment to the I-90 / IL 47 Gateway Plan of the Comprehensive Plan to accommodate Business Park and Flex Space and Commercial, as required; and (ii) a Zoning Map Amendment to Rezone Property at the Northeast Corner of Route 47 and Freeman Road from "C-2" Regional Retail District to "BP" Business Park District; and Rezone Property at the Northwest Corner of Route 47 and Jim Dhamer Drive from "O" Corporate Office District and "P" Park and Open Space District to "BP" Business Park District and "C-2" Regional Retail District

   h) Consideration – An Ordinance Approving a Development Agreement Between the Village of Huntley and Huntley Development Limited Partnership

   i) Discussion – Policy Direction Regarding a Designated Outdoor Refreshment Area (DORA) during Village-Sponsored Special Events in the Downtown Area

j) Consideration – An Ordinance Authorizing the Village of Huntley to Join the Intergovernmental Risk Management Agency (IRMA)

k) Consideration – A Resolution Appointing a Delegate and an Alternate Delegate to the Intergovernmental Risk Management Agency (IRMA)

l) Consideration – An Ordinance Establishing Administrative Procedures for Assessing and Determining Claims Under the Public Safety Employee Benefits Act

7. Village Attorney's Report

8. Village Manager's Report

9. Village President's Report

10. Unfinished Business

11. New Business

12. Executive Session
    a) Probable or Imminent Litigation and Pending Litigation
    b) Contractual
    c) Property Acquisition, Purchase, Sale or Lease of Real Estate
    d) Appointment, Employment, Dismissal, Compensation, Discipline and Performance of an Employee of the Village of Huntley
    e) Collective Bargaining
    f) Appointment, Discipline or Removal of Public Officers
    g) Appointment of a Public Officer
    h) Review of Closed Session Minutes

13. Possible action on any Closed Session Item

14. Adjournment

MEETING LOCATION
Village of Huntley Municipal Complex
10987 Main Street
Huntley, IL 60142

The Village of Huntley is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding accessibility of the meeting or the facilities, are requested to contact Mr. David Johnson, Village Manager at 847-515-5200. The Village Board Room is handicap accessible.

David J. Johnson, Village Manager

Agenda Item: **Consideration – Approval of the February 13, 2020 Village Board Meeting, February 27, 2020 Village Board Meeting and the February 27, 2020 Liquor Commission Hearing Minutes**

Department: **Village Manager's Office**

Introduction

The following meeting minutes are presented for Village Board approval:

- February 13, 2020 Village Board
- February 27, 2020 Village Board
- February 27, 2020 Liquor Commission

Action Requested

A motion of the Village Board to approve the February 13, 2020 Village Board Meeting, February 27, 2020 Village Board Meeting, and the February 27, 2020 Liquor Commission Hearing Minutes

VILLAGE OF HUNTLEY
VILLAGE BOARD
February 13, 2020
MEETING MINUTES

CALL TO ORDER:
A meeting of the Village Board of the Village of Huntley was called to order on Thursday, February 13, 2020 at 7:00 p.m. in the Municipal Complex, Village Board Room, 10987 Main St., Huntley, Illinois 60142.

ATTENDANCE:

PRESENT: Mayor Charles Sass; Trustees: Ronda Goldman, John Piwko, and JR Westberg.

ABSENT: Trustees: Tim Hoeft, Niko Kanakaris and Harry Leopold

IN ATTENDANCE: Village Manager David Johnson, Assistant Village Manager Lisa Armour, Management Assistant Barbara Read, Director of Development Services Charles Nordman, Director of Public Works and Engineering Timothy Farrell, and Village Attorney John Cowlin.

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

PUBLIC COMMENTS:

Sam Tenuto, 11304 Caldwell Drive, introduced himself and his work with Pioneer Center and the services they provide such as developmental disabilities, behavioral/mental health, and homelessness. He stated that their work with PADS currently serves 34 people nightly and offers the participants resources to get into more permanent living conditions. Of the approximately 220 people they served in 2019, 66% have moved into a more positive housing environment. Mr. Tenuto also stated that local churches also provide shelter during the winter months. Mr. Tenuto stated that 34 beds along with the churches is not enough and Pioneer Center is looking for financial contributions from local municipalities to financially assist with their new 70-bed facility opening in McHenry this summer. Mr. Tenuto stated they are looking for support of $5,000-$10,000 and stated that they have received the following support to date: Woodstock $10,000; Algonquin $5,000; Cary $5,000; and Algonquin Township $5,000.

Paxton Knopsnyder, 12893 Farm Hill Drive, asked if the Hampton Inn was moving forward if the Holiday Inn is also still moving forward and is the Regency Parkway extension still going through. Mayor Sass stated that the Public Comment portion of the meeting was not to have conversation back and forth with the Village Board but to make a statement. Mayor Sass stated that the extension of Regency Parkway would be going forward.

ITEMS FOR DISCUSSION AND CONSIDERATION:

a) Consideration – Approval of the January 23, 2020 Village Board Meeting Minutes

Mayor Sass asked if the Village Board had any comments or changes to the Minutes; there were none.

DRAFT

A MOTION was made to approve the January 23, 2020 Village Board Meeting Minutes.

MOTION: Trustee Westberg
SECOND: Trustee Goldman
AYES: Trustees: Goldman, Piwko, and Westberg
Mayor Sass
NAYS: None
ABSENT: Trustees: Hoeft, Kanakaris, and Leopold
The motion carried: 4-0-3

b) Consideration – Approval of the February 13, 2020 Bill List in the amount of $582,258.80

Mayor Sass reported that $123,926.72 of the bill list expenditures was from the FY19 Budget and the remaining $458,332.08 is from the FY20 Budget. $226,707.53(or 39%) of the total bill list is attributable to the payment for the purchase of Project Hours/Support Hours from Advanced Business Networks ($83,600), the Annual Street Sweeper Lease Payment to Santander Leasing LLC ($46,232.74) and the refund of a Compliance Bond to Cameron General Contractors ($96,864.79).

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

A MOTION was made to approve the February 13, 2020 Bill List in the amount of $582,258.80.

MOTION: Trustee Piwko
SECOND: Trustee Westberg
AYES: Trustees: Goldman, Piwko, and Westberg
Mayor Sass
NAYS: None
ABSENT: Trustees: Hoeft, Kanakaris, and Leopold
The motion carried: 4-0-3

c) Consideration – An Ordinance Granting Off-Premise Sign Permits for Huntley Youth Baseball Association at Stingray Bay and Betsey Warrington Park Baseball Fields

Mayor Sass reported that the Huntley Youth Baseball Association (HYBLL), a youth baseball organization serving over 600 young athletes is a non-profit 501(C)3 organization that relies solely on the support of parents and sponsors to provide the financial support necessary to provide proper equipment, uniforms, league fees, tournament fees, and related team expenses.

HYBLL is requesting Village approval for an enhanced signage sponsorship package at Stingray Bay fields and Warrington Park fields. This sponsorship signage is similar to what the Huntley Park District currently utilizes at Tomaso Park fields, and includes sponsorship on backstop screens and on the scoreboards.

The backstop screens range in size of 8'H x 25'W at Stingray Bay, 8’H x 35'W at Warrington South, and 8'H x 45'W at Warrington North. These vary due to the size of the backstops. The scoreboard signs would be roughly 2’H x 8'W. The backstop screens would be installed around April 1 and removed by end of October annually. Scoreboard signage is a permanent mount. HYBLL is also requesting the

DRAFT

Village to consider a 10 year approval option (Seasons 2020 – 2029) for the backstop screens and scoreboard advertising as Huntley Park District has a similar timeframe in place with their sponsors.

At this time, HYBLL is also requesting Village approval to extend the approvals for the outfield fence sponsorship banners for an additional 8 years (from April 1, 2022 through November 1, 2029). This is being requested in an effort to match up the renewal dates for all HYBLL off-premise sign permits. The sponsorship fence banners are proposed for Stingray Bay fields and Warrington Park fields.

The banners, backstop screens, and scoreboard signage are considered off-premise signage as they advertise off-site businesses. The Village's Sign Regulations allow off-premise signs provided they receive Village Board approval and adherence to certain standards and criteria. The below table details the criteria and the proposed sign:

Criteria	Proposed
Sign adjacent to and intended to be viewed from Route 47 Only	The Stingray Bay and Warrington Park banners/screens, scoreboards are not located adjacent to Route 47. Relief is required.
Prohibited within a residentially zoned property	The property is zoned R-1, but is within the non-residential Huntley Park District property.
Maximum area of a sign face, whether a single sign face, two back-to-back, or a V-shaped type sign is 100 square feet	The screens are 8'H' x 25' (200 SF) at Stingray Bay, and 8'H x 35'W (280 SF) at Warrington South, and 8'H x 45'W (360 SF) at Warrington North. Scoreboards are 2'H x 8'W (16 SF). Relief is required for the size of the backstop screens.
Maximum height is 15 feet above grade	The maximum height are 8-foot.
The location shall not obscure or interfere with an official traffic control device or railroad safety signal or sign, or obstruct or interfere with a driver's view of approaching, merging or intersecting traffic for a distance of 500 feet	The proposed location of the banners and screens meet this requirement.

DRAFT

Staff Analysis

Staff recommends the following conditions be added should the Village Board approve the off-premise banner permit request:

1. All signage shall be maintained in good condition at all times.
2. Installation of the proposed banners and backstop screens may begin in April of each year and shall be removed by October 31st of each year.
3. Scoreboard signage may remain up throughout the year.
4. The petitioner shall obtain a sign permit from the Development Services Department upon receiving approval from the Village Board.

Financial Impact

The petitioner has requested a waiver of the applicable sign permit fees.

Legal Analysis

The Village Board's authorization for this request is required in accordance with Zoning Code - Sign Regulations §156.121 (G) (1) which addresses Off-Premise Signs.

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

Trustee Piwko stated that permission for 10 years is too long and recommended it be changed to a 5-year period. Trustee Westberg and Goldman agreed.

A MOTION was made approving an Ordinance Granting Off-Premise Sign Permits for Huntley Youth Baseball Association for a 5-year period (Seasons 2020 – 2024).

MOTION: Trustee Piwko
SECOND: Trustee Goldman
AYES: Trustees: Goldman, Piwko, and Westberg
Mayor Sass
NAYS: None
ABSENT: Trustees: Hoeft, Kanakaris, and Leopold
The motion carried: 4-0-3

d) Consideration – An Ordinance Granting Off-Premise Sign Permits for the Huntley Festival Foundation for the Installation of Temporary Signs for the Huntley Goes Bald Event for 2020-2024

Mayor Sass reported that the Village is in receipt of a request from the Huntley Festival Foundation (Foundation) for the display of event signs at the locations noted on the attached request letter for Huntley Goes Bald. The event will take place on Saturday, March 7, 2020 at Pinecrest Golf Club at 11220 Algonquin Road.

Staff Analysis

For 2020, the request is that event signs would be installed on February 21st and removed on Monday, March 9th. The signs will be posted as outlined on the attached request letter.

The Foundation is also requesting assistance of the Public Works and Engineering Department to install and remove the banners.

The Foundation acknowledges that some sites may not be under the Village's jurisdiction and others may not be feasible in the noted location. If these sites are unacceptable, the Foundation requests permission for other sites with the approval of the Village Manager. Additionally, no signs will be posted on private property without prior authorization of the property owner, no more than one (1) sign will be placed at any of the specified locations, and a Sign Ordinance variation is required to locate the signs on Village rights-of-way.

The Village's Sign Regulations allow off-premise signs provided they receive Village Board approval and adherence to certain standards and criteria. The below table details the criteria and the proposed signs:

Criteria	Proposed
Sign adjacent to and intended to be viewed from Route 47 only	Many of the proposed signs will be viewed from Route 47 and the others will be visible from other roads throughout the Village.

DRAFT

Prohibited within a residentially zoned property	Some of the property is zoned residential, but the banners will be placed in the right-of-way.
Maximum area of a sign face, whether a single sign face, two back-to-back, or a V-shaped type sign is 100 square feet	The largest sign is 3' x 6' (18 square feet). The other signs are small directional signs.
Maximum height is 15 feet above grade	The directional signs will be approximately three (3') feet high.
The location shall not obscure or interfere with an official traffic control device or railroad safety signal or sign, or obstruct or interfere with a driver's view of approaching, merging or intersecting traffic for a distance of 500 feet	The 3' x 6' banners and directional signs shall be installed so as not to obstruct a driver's view of approaching, merging or intersecting traffic.

The Village Board may approve the request for a multi-year period. The request is for the five-year period 2020-2024. Installation of the signage would be permitted up to two weeks prior to the event beginning in 2021, with removal no later than the Monday following the event for each respective year.

Financial Impact
The Sign Regulations waives temporary sign permit fees for non-profit organizations.

Legal Analysis
The Village Board's authorization for this request is required in accordance with Zoning Ordinance - Sign Regulations §156.121 (G) (1) which addresses Off-Premise Signs.

Mayor Sass reported that representatives from the foundation were in attendance to answer questions.

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

Trustee Piwko asked for clarification if the date and location would remain the same for each year of the approval.

Claudine Cutrona explained that the dates will be moving depending when St. Patrick's Day is and the location may change depending on availability.

There were no other comments or questions.

A MOTION was made approving an Ordinance Granting Off-Premise Sign Permits for the Huntley Festival Foundation for the Installation of Temporary Signs for the Huntley Goes Bald Event for 2020-2024.

MOTION: Trustee Goldman
SECOND: Trustee Westberg
AYES: Trustees: Goldman, Piwko, and Westberg
Mayor Sass
NAYS: None
ABSENT: Trustees: Hoeft, Kanakaris, and Leopold
The motion carried: 4-0-3

DRAFT

e) Consideration – A Resolution Approving the Extension of a Lease Agreement between the Village of Huntley and Visit McHenry County for the Property at 11879 Main Street

Assistant Village Manager Lisa Armour reported that Visit McHenry County (VMC) has notified the Village of its desire to extend the lease for the Hackett House for another five-year period as provided for in the existing lease. The initial lease term was for five years, beginning April 1, 2015 and ending March 31, 2020. In August 2018, the Village Board approved a billing modification to the current lease agreement. As a result, VMC began paying the Village the full $850.00 per month ($10,200.00 annually) beginning with the July 2018 payment, and the Village paid the full $6,000.00 in annual support to VMC in June 2019.

Staff Analysis
VMC will continue to be responsible for maintaining the interior of the building. As a requirement of the lease, VMC has agreed to make one office and display space available, free of charge, to area historical organizations.

Financial Impact
Monthly rent is currently $850 or $10,200 annually. The Village's contribution to VMC is $6,000 annually, resulting in net cash of $4,200.00 received from VMC. Per the terms of the lease agreement, rent will increase during each additional year of the lease by the Consumer Price Index (CPI) as defined in January of each calendar year, with a maximum of 4% per year. Monthly rent includes utilities, except for telephone and internet services.

Legal Analysis
The current lease previously approved sets forth the terms of the extension.

Assistant Manager Armour reported that Jaki Berggren, Executive Director of Visit McHenry County was in attendance to answer questions.

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

Trustee Westberg asked how many people visit the building; Ms. Berggren reported that 60 to 100 people visit the building on busy weeks but it is slower in the winter.

There were no other comments or questions.

A MOTION was made to approve a Resolution Approving the Extension of a Lease Agreement between the Village of Huntley and Visit McHenry County for the Property at 11879 Main Street.

MOTION: Trustee Goldman
SECOND: Trustee Piwko
AYES: Trustees: Goldman, Piwko, and Westberg
Mayor Sass
NAYS: None
ABSENT: Trustees: Hoeft, Kanakaris, and Leopold
The motion carried: 4-0-3

DRAFT

f) Consideration – An Ordinance Approving a Special Use Permit to Allow a Wireless Telecommunication Service Facility on the exterior of Northwestern Medicine Huntley Hospital, 10400 Haligus Road

Director of Development Services Charles Nordman reviewed a Power Point presentation and reported that Verizon Wireless is requesting approval of a special use permit to locate antennas on the exterior of Northwestern Medicine Huntley Hospital. The property is zoned "HC" Health Care. The antenna system will be placed on the north, west and south elevations of the penthouse floor of the hospital. All equipment associated with the antennas will be housed within the rooftop penthouse and will not be visible from the ground. No ground mounted mechanical equipment or other structures will be located outside the building. The antennas to be mounted to the exterior elevations of the hospital will be eight (8) feet in height and will match the color of the building elevation to which they are attached. The antennas will not extend above the height of the rooftop parapet. The antennas will improve wireless service not only for the hospital but also for the surrounding area and eliminates the need for a separate tower structure.

The Zoning Code (Sections 156.044(C)(4) and 156.068(F)(5)) allows wireless telecommunication facilities to be located on an existing structure subject to approval of a special use permit.

Plan Commission Recommendation

The Plan Commission reviewed the petitioners' request on January 27, 2020, and, with no members of the public offering comments in favor or opposition to the request, recommended approval of the petition by a vote of 6 to 0, subject to the following conditions:

1. The color of the antennas shall match the color of the building elevation to which they are attached.
2. No building plans or permits are approved as part of this submittal.

Strategic Plan Priority

The 2016-2020 Strategic Plan identifies "*Preserve and Enhance Quality of Life for Village Residents"* and as a strategic priority.

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

A MOTION was made to approve an Ordinance for a Special Use Permit to allow a Wireless Telecommunication Service Facility to be located on the exterior of Northwestern Medicine Huntley Hospital, 10400 Haligus Road, pursuant to the requirements of Section 156.068 of the Village of Huntley Zoning Code.

MOTION: Trustee Westberg
SECOND: Trustee Piwko
AYES: Trustees: Goldman, Piwko, and Westberg
Mayor Sass
NAYS: None
ABSENT: Trustees: Hoeft, Kanakaris, and Leopold
The motion carried: 4-0-3

DRAFT

g) Consideration – Conceptual Review of a Proposed Site Plan and Building Elevations for Popeyes Louisiana Kitchen on Outlot 3 of Huntley Crossings, Phase 2, Plat 1 and Referral to the Plan Commission to begin the Formal Development Review Process

Director of Development Services Charles Nordman reviewed a Power Point presentation and reported that Popeyes Louisiana Kitchen ("Popeyes") has submitted plans for a proposed 2,454 square foot restaurant with a drive-through to be located on Lot 3 of Huntley Crossings, Phase 2, Plat 1. The subject site is a ±1.14-acre lot located near the northeast corner of Route 47 and Regency Parkway, between O'Reilly Auto Parts and Panda Express.

Staff Analysis

The site is zoned B-3 (PUD) Shopping Center Business District and is subject to the 2007 Riedl Annexation Agreement and the subsequent amendments to the agreement.

Site Plan

The Popeyes site plan proposes a 2,454 square foot building with parking for 20 vehicles and includes cross access to the parking lot for O'Reilly Auto Parts. The building will be oriented towards Route 47 and the main entrance to the restaurant will be located on the south elevation of the building. Access to the site will be provided from the private access road at the rear of the site, in addition to the cross access with O'Reilly Auto Parts to the south. The site plan also includes parking stalls that are 10 feet in width and 19 feet in depth in accordance with Zoning Code requirements.

Building Elevations

The proposed building elevations consist of three shades of brick (Aspen White, Stone Grey, and Flagstaff) and composite wood accent material surrounding the window on the west elevation. Canopies will be located over all storefront windows and over the drive-through pick-up area. Faux shutters will be located on the north and south elevations and gooseneck style light fixtures will be installed on all four elevations. The trash enclosure will be constructed of Stone Grey colored brick and will be connected to the rear of the building with a wrought iron gate.

Signage

The proposed Popeyes sign plan includes five (5) wall signs. The proposed wall signage includes "Popeyes Louisiana Kitchen" signs on the west elevation, facing Route 47, and on the east elevation facing the access drive. The restaurant's round logo will be located on both the north and south elevations. The south elevation also includes a wall sign stating "love that chicken".

A ground sign is proposed along the access drive at the rear of the site; however, the design of the sign has not been provided as part of the conceptual review. The petitioner has been advised of the Village's Commercial Design Guidelines for signage and the sign restrictions for the Huntley Crossings subdivision. There is no ground sign proposed along the Route 47 frontage of the property.

Required Relief

The proposed plans require the following relief:

1. The Sign Ordinance allows one wall sign per tenant or one per street frontage on corner lots. The subject site is not a corner lot, therefore, only one (1) wall sign is allowed by right. Relief is required to allow four (4) additional wall signs. Such relief is consistent with relief approved for McDonald's, Burger King, and Culver's.

DRAFT

Legal Analysis

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

1. Final Planned Unit Development, including relief for additional wall signage and any other relief as may be determined to be necessary.
2. Special Use Permit for a drive-through restaurant.

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.

Strategic Plan Priority

The 2016-2020 Strategic Plan identifies "*Promote New Business Development, Retention, and Expansion"* as a Strategic Priority, "Attract and Retain Businesses to Enhance Tax Base and Create New Jobs" as a goal.

Director Nordman reported that representatives for the petitioner were in attendance to answer questions.

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

Trustee Piwko asked for confirmation that there was only one (1) drive-thru window. Director Nordman reported that the plans show one (1) drive-thru window.

Trustee Westberg noted the vehicle stacking on the east side of the plans and stated that there does not seem to be a lot of room to pass those waiting in line and suggested making the drive aisle wider. Trustee Westberg also stated that he does not like when people who park in the handicapped spaces have to then cross in front of moving vehicles.

Trustee Goldman stated that she is concerned with the width of the existing access road at the curve.

There were no other comments or questions.

It was the consensus of the Village Board to The Village Board to Refer the Concept Plan for Popeyes Louisiana Kitchen on Outlot 3 of Huntley Crossings, Phase 2, Plat 1 to the Plan Commission to begin the Formal Development Review Process.

h) Consideration – Conceptual Review of a Proposed Site Plan and Building Elevations for a Hampton Inn & Suites, Huntley Corporate Park, Referral to the Plan Commission to begin the Formal Development Review Process, and Authorization to Continue Negotiations for a Business Development Agreement

DRAFT

Village Manager David Johnson reported that the contract purchaser appeared before the Village Board on September 26, 2019, for a concept review for a 93-room Hampton Inn & Suites on a site at Regency Square and authorization to enter into negotiations for a Business Development Agreement. The contract purchaser is no longer considering this location and has now identified a 2.7-acre site on the southwest corner of Jim Dhamer Drive and Rt. 47 in the Huntley Corporate Park. Mr. Patel has a contract on the site and a right of first refusal on the adjacent 2.7-acre parcel for the future addition of an extended stay Home 2 Suites by Hilton with approximately the same number of rooms.

In response to the contract purchaser's request for financial assistance, the Village Board authorized staff to enter into negotiations for a Business Development Agreement. Additional discussions with the contract purchaser have taken place and he has modified the request and is no longer seeking any property tax abatements from the Village or other taxing bodies. The request is now limited to $2 million of hotel/motel tax revenue, estimated to be generated in approximately 11 years if the rate is increased from the present 5% to 7.5%.

Staff Analysis

The site is zoned Office – Planned Development District ("O-PDD") and a hotel is a permitted special use within this zoning district. The site will require at a minimum the following review and approvals from the Plan Commission and Village Board:

1. Special Use Permit
2. Site Plan Review, including any necessary relief
3. Plat of Subdivision

The contract purchaser has expressed interest in starting construction in 2020, with an opening in 2021.

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.

Strategic Plan Priority

The 2016-2020 Strategic Plan identifies "*Promote New Business Development, Retention, and Expansion"* as a priority, and "secure a commitment for the construction of a hotel" as an objective.

Financial Impact

The estimated project cost is $13 million. The request is now limited to $2 million of hotel/motel tax revenue, estimated to be generated in approximately 11 years if the rate is increased from the present 5% to 7.5%. A rebate of hotel/motel tax revenue would not require any upfront contribution from the Village.

Legal Analysis

A formal Business Development Agreement would be presented for Village Board approval concurrently with the required development approval process.

DRAFT

Village Manager Johnson reported that Mr. Pramit Patel was in attendance and asked Mr. Patel if he wished to make a statement.

Mr. Patel reported that this location is closer to the expressway and has better visibility. He also reported bringing a Hampton Inn will be more competitive than having another Holiday Inn Express as there are two (2) within close proximity to Huntley.

Trustee Westberg asked when they anticipated breaking ground for the new hotel; Mr. Patel reported that they want to break ground on the new hotel this year. Mr. Patel reported that he owns a Hampton Hotel in DeKalb and would want to copy that model in Huntley. Mr. Patel stated that this is a family business for 35 years and that they would be the owner operators of the hotel.

Mayor Sass asked why he was now asking for fewer requests in the business development agreement; Mr. Patel stated that there was now more competition.

Trustee Goldman asked if he was also working with a nearby restaurant; Mr. Patel stated that he was not working with a local restaurant.

Mayor Sass distributed to the Village Board a list of items for consideration in selecting a preferred hotel developer and asked the Board to review it for discussion at a later time.

There were no other comments or questions. Discussion is to continue.

i) Discussion – Passenger Rail, Catty Site and Streetscape Improvement Projects Design Status Update

Village Manager David Johnson reported that on December 19, 2019, the Village Board authorized Christopher B. Burke Engineering, Ltd. (CBBEL) to proceed with design engineering of the Passenger Rail, Catty Site and Streetscape Improvements projects. Multiple meetings have occurred with Village staff, CBBEL and Landmark 11117, LLC to develop preliminary design concepts. Staff and CBBEL will provide a presentation to update the Village Board on the status of the design engineering and solicit input.

Staff Analysis

The passenger rail site improvements include the extension of the parking lot south of Main Street; the construction of a railway platform to serve either a stand-alone train station, or a station to be incorporated into a potentially redeveloped Catty building; site lighting; overhead utility relocations; landscape improvements such as trees, shrubs, perennials and mulch; and water main and storm sewer improvements. A drainage study will be performed to determine the capacity of the existing downstream storm sewer and to determine the most practical location for detention for the site. The parking lot improvements consist of the construction of approximately 72 parking stalls (66 + 6 ADA) along with a drop-off location for the train station. The parking lot will be served by entrances from both Main Street and South Church Street. The Main Street entrance will include a gateway element to highlight the station location.

The scope of the Catty site improvements include utility improvements to the existing building (storm,

DRAFT

water, and sanitary), paving improvements with applicable ADA consideration, and plat preparation of the property for future sale. The redevelopment of the existing Deans employee parking lot south of Mill Street with up to 67 parking stalls is also included in this scope.

The South Church Street and Mill Street enhancements will include streetscape improvements on streets that border the Catty property. The limits of the roadway and parkway improvements will include South Church Street from the alley south of Main Street to Mill Street (600 ft.), and Mill Street from east of the railroad tracks to Church Street (250 ft.). The eastern parkway along Church Street is proposed to remain a turf parkway in front of the existing residences. Angled parking for 28 parking spaces will be evaluated along Church and Mill Streets where the streets front the Catty building property. The project will also include watermain replacement and storm sewer improvements as determined by the Village within the street ROW. The sanitary sewers have previously been lined and should only require structure adjustments if necessary. The overhead utilities will also be relocated to underground conduit along these sections of Church and Mill Streets.

Strategic Plan Priority

The 2016-2020 Strategic Plan identifies *"Promote New Business Development, Retention, and Expansion"* as priority, and "continue downtown revitalization efforts" as a goal.

Village Manager Johnson introduced CBBEL's Senior Landscape Architect, Doug Gotham, who reviewed a Power Point presentation of the proposed improvements which included the addition of approximately 160 parking spaces, gather space for the farmers market, water feature and other improvements.

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

Trustee Piwko asked where the restrooms would be located for people attending the farmers markets; Mr. Gotham stated that they could be included in the Amtrak portion of the building.

Trustee Piwko asked where the Village's tents and equipment would be stored on site as they are currently in the garage at Church and 1st Street. Trustee Piwko suggested that more area be provided for the farmers market including a larger grassy area for events that take place during the market. Trustee Piwko noted that if the area proposed for the farmers market is not used, it would allow for additional parking. Trustee Piwko stated that he liked the north entrance to the lot and asked about the distance of the sign over the entrance. Mr. Gotham stated the Huntley Station sign is 15+ feet from the edge of Main Street.

Trustee Goldman asked if the plans would lessen the space for the Huntley Thunder event tent. Village Manager Johnson stated that it would but noted that the TTF event tent space would remain the same.

Trustee Westberg stated that he was happy to see additional parking and stated that there should be a structure for special events equipment.

Trustee Goldman stated that she like the unified look.

Village Manager Johnson stated that the plans will continue to be improved and will be brought back before the Village Board stating that the storm water aspects are challenging.

DRAFT

Mr. Gotham stated that they have already reached out to the utility companies.
This item was for discussion purposes only.

j) Consideration – Resolution Approving Appointments to the Plan Commission and Zoning Board of Appeals

Village Manager David Johnson reported that the Village Board approved Ordinance (O) 2019-09.58 on September 26, 2019 amending the Zoning Code to provide for members of the Plan Commission to serve concurrently as members of the Zoning Board of Appeals (ZBA), replacing the previous situation in which each body existed as separate advisory bodies.

Staff Analysis
Per the amendment, the terms of the seven members of the Plan Commission serving jointly on the Zoning Board of Appeals shall be the terms for which such member is appointed to the Plan Commission. Plan Commission and ZBA terms are as follows: one for one year; one for two years; one for three years; one for four years; one for five years; one for six years; and one for seven years. If a vacancy occurs, the new member's term will be for the balance of the unexpired term and then subject to the regular reappointment schedule of five-year terms. With new appointments taking place in 2020, the terms are as outlined below:

MEMBER	APPOINTMENT DATE	TERM
One	February 13, 2020	2020-2021
Two	February 13, 2020	2020-2022
Three	February 13, 2020	2020-2023
Four	February 13, 2020	2020-2024
Five	February 13, 2020	2020-2025
Six	February 13, 2020	2020-2026
Seven	February 13, 2020	2020-2027

The Plan Commission members shall be re-appointed as Plan Commission members and also as ZBA members. When a matter requiring action by the ZBA is required, such as a residential zoning variation, the Plan Commission will convene as the ZBA to conduct any required public hearing and to address the petition as needed. The resignation or removal of any member serving concurrently on the Plan Commission and Zoning Board of Appeals shall be deemed a resignation or removal, as the case may be, from both such bodies.

The current members of the Plan Commission, appointment dates, and proposed terms as Plan Commission and ZBA members are as outlined below. Members may be re-appointed at the end of their terms to a new five-year term.

MEMBER	APPOINTMENT DATE	PROPOSED TERM
Tom Kibort	1999	2020-2021
Dawn Ellison	2000	2020-2022
Robert Chandler	2010	2020-2023
Lori Nichols	2011	2020-2024
Ron Hahn	2013	2020-2025
Terra DeBaltz	2014	2020-2026

DRAFT

Darcie Chandler	2015	2020-2027

Commissioner Kibort currently serves as the Chairperson and Commissioner Ellison serves at the Vice Chairperson of the Plan Commission. The Village President, with the advice and consent of the Board of Trustees, shall also appoint a Chairperson and Vice Chairperson, who shall serve concurrently as Chairperson and Vice Chairperson of the Plan Commission and Zoning Board of Appeals. Commissioners Kibort and Ellison have served in these roles since 2011.

Financial Impact
None.

Legal Analysis
The appointment of the Plan Commission members to serve concurrently as Zoning Board of Appeals members is required as a result of the recent amendments to the Zoning Code.

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

A MOTION was made to approve a Resolution Approving Appointments to the Plan Commission and Zoning Board of Appeals.

MOTION: Trustee Westberg
SECOND: Trustee Goldman
AYES: Trustees: Goldman, Piwko, and Westberg
Mayor Sass
NAYS: None
ABSENT: Trustees: Hoeft, Kanakaris, and Leopold
The motion carried: 4-0-3

k) Consideration – A Resolution Approving the Bid Award to Municipal Well and Pump for the Well No. 8 Rehabilitation Project

Director of Public Works and Engineering Timothy Farrell reported that preventative maintenance is performed on each of the Village's five (5) deep wells on a rotating basis to proactively service the submersible pumping equipment. Since 2011, the Village Board has entered into a general services agreement with Layne Christensen Company (Layne) for the maintenance and repair of Village wells and pumping equipment because Layne is the sole authorized, factory certified representative for the Byron Jackson (BJ) motor installed in all five (5) of the Village wells. However, other companies are qualified to remove the pumping equipment from the well and service all of the other components besides the BJ pump and motor.

On Thursday, January 30, 2020 the Village received bids from three (3) contractors for the Well No. 8 Rehabilitation project. Well No. 8 is located within the Southwind subdivision at the northeast corner of Bedford Dr. and Marvin Dr. The bid results are summarized as follows:

Company Name	Base Bid Amount
Engineer's Estimate	*$140,000.00*
Municipal Well and Pump	$127,213.00
Layne Christensen Company	$128,953.00
Cahoy Pump Services	$150,232.00*

DRAFT

*Corrected from as-read Base Bid

Staff Analysis
The bids have been reviewed by staff. The lowest responsive, responsible bidder for the Well No. 8 Rehabilitation project is Municipal Well and Pump in the Base Bid amount of $127,213.00. All is in order to award the Bid to Municipal Well and Pump.

Layne will be tasked with inspecting and rehabilitating the existing BJ pump and motor as a sub-contractor to Municipal Well and Pump.

Strategic Plan Priority
The 2016-2020 Strategic Plan identifies *Promote Sound Financial Management and Fiscal Sustainability* as a Strategic Priority, and "enhance asset management program to sustain level of service at economical life cycle cost" as an objective.

Financial Impact
The FY20 Budget includes $140,000 in the Water Capital Improvement and Equipment Replacement Fund, 515-00-00-8004, for this work.

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

A MOTION was made to approve a Resolution Approving the Bid Award to Municipal Well and Pump for the Well No. 8 Rehabilitation Project.

MOTION: Trustee Piwko
SECOND: Trustee Westberg
AYES: Trustees: Goldman, Piwko, and Westberg
Mayor Sass
NAYS: None
ABSENT: Trustees: Hoeft, Kanakaris, and Leopold
The motion carried: 4-0-3

l) Consideration – A Resolution Authorizing the Purchase of Lighting Materials from Steiner Electric in the amount of $27,898.08 and KSA Lighting & Controls in the amount of $53,125 for the 2020 LED Lighting Incentive Program

Director of Public Works and Engineering Timothy Farrell reported that the LED Lighting Incentive Program has allowed the Village to replace 476 High Pressure Sodium (HPS) fixtures to LED resulting in an incentive amount of $85,850.00 to date paid to the Village by ComEd. The Village can also expect approximately $12,050.00 of energy savings annually due to the reduced wattage of the LEDs.

The Village is looking to participate in the ComEd Energy Efficiency Program again in 2020 and continue the LED Lighting Incentive Program on Del Webb Blvd, at the Municipal Center parking lot, and in the Heritage and Huntley Meadows Subdivisions totaling 209 fixtures to be replaced. The total material cost for 2020 is $81,023.08 and Public Works Staff will be performing the installation of the new LED fixtures to increase the cost savings as compared to contractor installation. The Village has been approved by ComEd, which serves as a Notice to Proceed and also reserving the incentive funds of $5,409.60. Ordering of the materials will take place immediately with fixture replacement beginning in

DRAFT

April.
The following proposals were received for Heritage and Huntley Meadows Subdivisions and is based on unit pricing with adjusted fixture quantities of 84:

Steiner Electric	$27,898.08
Crescent Electric Supply	$31,080.00
Consolidated Electric	NO RESPONSE

The following proposal was received for Del Webb Blvd. and the Municipal Center and is a sole source factory direct purchase through the Sternberg Agent (KSA Lighting & Controls):

KSA Lighting & Controls	$53,125.00

Staff Analysis
Material unit pricing and the pre-approval of incentive funds has been reviewed by Public Works and Engineering Department staff. All is in order to accept the proposals for the 2020 LED Lighting Incentive Program from Steiner Electric in the amount of $27,898.08 and from KSA Lighting & Controls in the amount of $53,125.00.

Financial Impact
The FY20 Budget includes $114,000.00 in the Streets Improvement and Roads & Bridges Fund, line item 420-00-00-8000 for the LED Lighting Incentive Program.

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

A MOTION was made to approve a Resolution Authorizing the Purchase of Lighting Materials from Steiner Electric and KSA Lighting & Controls for the 2020 LED Lighting Incentive Program.

MOTION: Trustee Goldman
SECOND: Trustee Westberg
AYES: Trustees: Goldman, Piwko, and Westberg
Mayor Sass
NAYS: None
ABSENT: Trustees: Hoeft, Kanakaris, and Leopold
The motion carried: 4-0-3

m) Consideration – A Resolution Waiving the Formal Bidding Process and Approving an Agreement with Concentric Integration for SCADA Server Replacement Project in the Amount of $99,530

Director of Public Works and Engineering Timothy Farrell reported that the East and West Wastewater Treatment Plants, fourteen Sanitary Lift Stations, five Water Treatment Plants and five Water Towers are connected via radio and/or internet connection to a central computer network server located at the West Wastewater Treatment Plant. The Village's current water and sewer Supervisory Control and Data Acquisition (SCADA) server is running on Windows Server 2008. The Windows Server 2008 operating system lost Microsoft support in January 2020. This means Microsoft will no longer provide software updates or security fixes. Losing technical support would leave the water and sewer plants computer

DRAFT

system vulnerable to security breaches.

Staff Analysis
After a qualification-based process, Concentric Integration was selected and has been performing the Village's SCADA integration since 2006. Network security, system familiarity and quality of workmanship are considerations for waiver of competitive bidding for a specialized system such as SCADA. Concentric Integration has provided satisfactory performance as a sole vendor.

Concentric Integration will purchase, install, and configure new physical host server to replace existing host server. Work will include replacing three existing computer workstations, running a Windows 7 operating system that is no longer supported by Microsoft, and all software upgrades to current versions. In addition, vendor will complete a technical evaluation of the Village's SCADA radio network and provide a memo with recommendations.

Financial Impact
The FY20 Budget includes funding of $100,000 for this project in the Water Capital Improvement and Equipment Fund line item 515-00-00-6610.

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

A MOTION was made to approve a Resolution Waiving the Formal Bidding Process and Approving an Agreement with Concentric Integration for SCADA Server Replacement Project in the Amount of $99,530.

MOTION: Trustee Westberg
SECOND: Trustee Piwko
AYES: Trustees: Goldman, Piwko, and Westberg
Mayor Sass
NAYS: None
ABSENT: Trustees: Hoeft, Kanakaris, and Leopold
The motion carried: 4-0-3

VILLAGE ATTORNEY'S REPORT: None

VILLAGE MANAGER'S REPORT: None

VILLAGE PRESIDENT'S REPORT:

Mayor Sass reported that the municipal offices will be closed on Monday, February 17, in observation of President's Day.

Mayor Sass reported that the next McCOG meeting will take place in Richmond.

UNFINISHED BUSINESS: None

NEW BUSINESS: None

EXECUTIVE SESSION: None

DRAFT

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 8:17 p.m.
MOTION: Trustee Piwko
SECOND: Trustee Westberg
The Voice Vote noted all ayes and the motion carried.

Respectfully submitted,

Barbara Read
Recording Secretary

DRAFT

VILLAGE OF HUNTLEY
VILLAGE BOARD
February 27, 2020
MEETING MINUTES

CALL TO ORDER:
A meeting of the Village Board of the Village of Huntley was called to order on Thursday, February 27, 2020 at 7:00 p.m. in the Municipal Complex, Village Board Room, 10987 Main St., Huntley, Illinois 60142.

ATTENDANCE:

PRESENT: Mayor Charles Sass; Trustees: Ronda Goldman, Tim Hoeft, Harry Leopold, and JR Westberg.

ABSENT: Trustees: Niko Kanakaris and John Piwko

IN ATTENDANCE: Village Manager David Johnson, Assistant Village Manager Lisa Armour, Management Assistant Barbara Read, Director of Development Services Charles Nordman, Director of Public Works and Engineering Timothy Farrell, Director of Finance Cathy Haley, Deputy Chief Mike Klunk, Special Counsel Tom Burney, and Village Attorney John Cowlin.

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

Mayor Sass reported an amendment to the Agenda removing Item 6p) Discussion – Policy Direction Regarding a Designated Outdoor Refreshment Area (DORA) during Village-Sponsored Special Events in the Downtown Area.

EXECUTIVE SESSION:

a) Probable or Imminent Litigation and Pending Litigation
b) Contractual
c) Property Acquisition, Purchase, Sale or Lease of Real Estate
d) Appointment, Employment, Dismissal, Compensation, Discipline and Performance of an Employee of the Village of Huntley
e) Collective Bargaining
f) Appointment, Discipline or Removal of Public Officers
g) Appointment of a Public Officer
h) Review of Closed Session Minutes

A MOTION was made to Enter into Executive Session at 7:00 p.m. for a) Probable or Imminent Litigation and Pending Litigation, c) Property Acquisition, Purchase, Sales or Lease of Real Estate, and f) Appointment, Discipline or Removal of Public Officers

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

A MOTION was made to Exit Executive Session at 7:26 p.m.

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

DRAFT

PUBLIC COMMENTS:

Chris Freeman, 7216 S. Rawson Bridge Road, Cary, introduced himself and distributed information to the Village Board regarding the 501(c)(3) organization Sleep in Heavenly Peace which is a charity that provides free handmade bunk beds to children from 3 to 17 years of age who don't have beds of their own. Trustee Leopold asked about how many beds were given away in 2019. Mr. Freeman stated that this branch of the organization began in 2018 but typically about 2% of the population would be in need.

Melissa Solis, 11330 Dean Street, stated that she looked at the plans for Country Delight and would like better sound abatement and barriers. She stated that she lives next door and they have trucks running all night long. She stated that the report states that activity takes place from 4 a.m. to 6 p.m. but she stated that it is really from 3 p.m. to 8 p.m. Ms. Solis stated that when the company was first told to not park near their fence it only happened for a while and now they are again parking along the fence adjacent to their house.

ITEMS FOR DISCUSSION AND CONSIDERATION:

a) Consideration – Approval of the February 27, 2020 Bill List in the amount of $410,023.15

Mayor Sass reported that $40,361.04 of the bill list expenditures is from the FY19 Budget and the remaining $369,662.11 is from the FY20 Budget. $101,719.52(or 24.8%) of the total bill list is attributable to the payment for the purchase of A Bobcat Pro-6000 Z-Turn Mower from Rick's Small Engine Repair ($8,855.00), quarterly dispatch service fees to Seecom ($88,805.00) and the final payout to Geske & Sons Inc. for the 2019 MFT Street Program ($4,059.52).

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

A MOTION was made to approve the February 27, 2020 Bill List in the amount of $410,023.15.
MOTION: Trustee Goldman
SECOND: Trustee Westberg
AYES: Trustees: Goldman, Hoeft, Leopold and Westberg
NAYS: None
ABSENT: Trustees: Kanakaris and Piwko
The motion carried: 4-0-2

b) Consideration - An Ordinance Approving the Issuance of a Video Gaming Location License to Pakkos Enterprises Corp d/b/a Huntley's Tacos Locos; 12132 Route 47

Mayor Sass reported that the Village regulates video gaming licenses and terminals in the Village through its Code of Ordinances, Title XI, Section 110.60 Gaming Licenses. Pursuant to the Village of Huntley Code of Ordinance amendment approved by the Village Board in March 2017, separate approval is required for all gaming requests.

Staff Analysis
The Village is in receipt of a video gaming location license request from Ms. Rachel Pacheco, owner of Pakkos Enterprises Corp d/b/a/ Huntley's Tacos Locos (Tacos Locos), 12132 Route 47, to install five

DRAFT

gaming terminals. Tacos Locos received a Class "A" liquor license originally in July 2016 and has been successfully renewed each year. A Class "A" liquor license allows for video gaming subject to Village Board approval. Ms. Pacheco has submitted preliminary plans proposing the gaming terminals be located along the south wall near the front of the restaurant. Official plans will need to be submitted to the Development Services Department staff to review ADA accessibility prior to the installation of the gaming terminals.

Video Gaming Café. A "video gaming cafe" shall be defined as an establishment whose primary or major focus is to operate video gaming terminals as defined under the Illinois Video Gaming Act and the service of alcohol and food is incidental to the operation of video gaming. The following factors may be considered when determining if an establishment is a video gaming café:

- The layout and design of the establishment *See included site plan*
- The preparation and variety of food and beverages offered *See included menu*
- The creation and operation of a commercial kitchen on the premises *Existing kitchen is a commercial kitchen*
- The number of video gaming terminals relative to the customer seating capacity of the establishment is less than 10 customer seats for each terminal, excluding terminal seats *50 seats would be required by code for 5 terminals. Petitioner is presenting twenty four seats at nine tables*
- The source of proposed or actual revenue derived from the establishment generated by food and drink sales *Tacos Locos has been in business for six years.*
- The number of employees at the establishment and their proposed function; *Currently has 9 employees.*
- Any other factors as determined relevant by the Village Board

The petitioner's application has been approved by the Illinois Gaming Board and is subject to the Village's approval. The Village Board previously approved a video gaming location license for Tacos Locos, but the petitioner did not install the machines.

Financial Impact
Payment for five terminals as well as the terminal operator fee will be processed upon approval of the gaming location.

Legal Analysis
Section 110.60 of the Village Code of Ordinances regulates video gaming in the Village. The application has been reviewed and is on file.

Mayor Sass reported that Rachel Pacheco, owner of Huntley Tacos Locos was in attendance to answer questions.

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

Trustee Leopold stated that if they do not have the required number of seats for five (5) machines then they should lessen the amount of machines and add more seating.

Trustee Goldman asked if they would consider having only three (3) machines. Ms. Pacheco said that they could move forward with three (3) machines.

DRAFT

Trustee Leopold asked the petitioner to come back with a new floor plan showing 30 seats and 3 machines.

There were no other comments or questions.

c) Consideration – An Ordinance Approving a Special Use Permit for the Outside Storage of Vehicles for Country Delight Inc., 11713 Mill Street

Director of Development Services Charles Nordman reviewed a Power Point presentation and reported that Country Delight Dairy ("Country Delight") is the contract purchaser of the former Dean Foods plant located at 11713 Mill Street. The plant, which is located on the south side of Mill Street, sits on approximately ±9.8 acres that is bound by Mill Street to the north, Dean Street to the west, Martin Drive and Grove Street to the south, and the Union Pacific Railroad to the east. Country Delight is also purchasing the ±6.8 acres Dean's transportation facility which is located on the north side of Mill Street; however, the property is not included as part of this petition.

The former plant at 11713 Mill Street is zoned "M" Manufacturing which allows warehouse storage and manufacturing as permitted uses; however, the outside storage of vehicles requires the approval of a Special Use Permit by the Plan Commission and Village Board of Trustees. Country Delight's proposed outside storage of the semi-tractor trucks and semi-trailers triggers the requirement for a Special Use Permit. The approval of a Special Use Permit is required prior to Country Delight occupying the property.

Staff Analysis

Country Delight is proposing to utilize the former Dean's plant on the south side of Mill Street for the storage and distribution of milk and dairy products. They have also stated that as their company grows they intend to expand their distribution lines and begin production of their own. Country Delight has been transporting milk for Dean Foods and operating out of the transportation facility on the north side of Mill Street under a Special Use Permit that allowed the outside storage of vehicles by Dean Foods (Ordinance (O)2015-11.45). This Special Use Permit has expired. Upon approval of the Special Use Permit, Country Delight will shift their truck parking to the former plant on the south side of Mill Street and utilize the building for their distribution operation.

The proposed storage and distribution by Country Delight at 11713 Mill Street will include the outside storage of 30 tractor trucks and 30 semi-trailers within the parking area to the south of the plant in accordance with the proposed site plan. The site plan also includes the creation of 73 employee parking spaces within the parking area to the south of the plant.

Country Delight has stated the truck traffic will be one-third (1/3) of the truck traffic compared to when Dean Foods was in operation. The hours of operation will be weekdays from 4:00 AM to 6:00 PM. Country Delight anticipates having approximately 75-105 employees. The following is a summary of the positions:

- 10-15 Office Operations
- 5-10 Salesmen
- 10-20 Warehouse Employees (Distribution and Production Operations)
- 50-60 Drivers

In conjunction with the request for a Special Use Permit, Country Delight is required to make several improvements to the property to bring it into conformance with Zoning Ordinance requirements. These improvements include resurfacing the truck storage lot, installing solid fencing to screen the truck parking

DRAFT

from residential properties, and installing landscaping along the Dean Street frontage. In addition to these improvements, they have also proposed to paint the exterior of the building and repair/replace broken dock doors.

The resurfacing of the truck storage lot is necessary due to a majority of the lot being in poor condition with much of the asphalt severely cracked and crumbling. Country Delight will be resurfacing the truck storage lot/parking areas on the parcel to accommodate its fleet of vehicles and employee parking. The striping of the lot will create parking for 30 tractor trucks, 30 trailers, and 73 employee parking spaces.

The fencing surrounding the storage lot will also be modified to provide screening in accordance with Zoning Ordinance requirements. The proposed solid white fencing used to screen the truck parking area would replace the portions of the existing chain link fence that are adjacent to properties that are residentially zoned. The fencing is proposed to extend along the Dean Street frontage, starting at the southwest corner of the main building, and extend south and southeast along the Martin Drive frontage of the property, and then north along the Union Pacific railroad tracks on the east property line (see exhibit).

The proposed landscaping will be installed along Dean Street in an area that was previously occupied by asphalt and a maintenance building that collapsed last year. The proposed landscaping includes 11 deciduous trees and 14 evergreen trees in addition to shrubs and perennials.

Dean Foods Transportation Facility – North Side of Mill Street

Country Delight also has the north Transportation Facility under contract; however, the property and any approvals required for use of this property are not included in this current petition. Country Delight has stated that they do not currently have a user for the property.

On November 5, 2015, the Village Board approved Ordinance (O) 2015-11.15, granting a Special Use Permit and site plan approval for the reconstruction and expansion of the truck storage lot for the Dean Foods transportation facility on the north side of Mill Street. The plan presented by Deans IL Dairies LLC, and approved by the Village Board, called for constructing the improvements in five phases. The first four phases were constructed in accordance with the approved plans; however, the fifth phase was never completed. The fifth phase consisted of paving the truck parking area located north of the transportation building.

On September 26, 2018, Village staff sent Dean Foods a letter stating that failure to complete the improvements in accordance with the approved plans was a violation of Ordinance (O) 2015-11-15 and Section 156.106(C)(5) of the Zoning Ordinance which requires all off-street parking areas to be improved with an all-weather, durable and dustless surface. Staff requested that a plan be provided for removing the gravel lot and restoring the area to grass since Dean Foods was ceasing operations in Huntley and did not intend to complete the work in accordance with the approved plans.

Country Delight has been operating, and continues to conduct operations, out of the north Transportation Facility. As such, Country Delight and Dean Foods have requested permission to allow Country Delight to continue outside storage of trucks on the north parcel until no later than June 1, 2020 to coincide with the deadline to pave, landscape, and fence the south property. The petitioner has stated that in the interim he would need to keep trucks on the north property while work is being completed on the south lot. Upon completion of the improvements to the south lot, the petitioner would complete restoration of the north property by removing the gravel rather than complete the improvements as required by Ordinance (O) 2015-

DRAFT

11.15.

Plan Commission Recommendation

The Plan Commission reviewed the petitioner's request and conducted the required public hearing on October 14, 2019. Mr. John Staab spoke on behalf of his mother who is the owner of the duplex at 11303 Dean Street. Mr. Staab expressed that he was concerned with the amount of truck traffic that would be utilizing Mill Street and requested that Dean Street be considered for truck traffic in the future. No other residents spoke in opposition or support of the project.

As part of the public hearing, Country Delight requested the ability to park additional trucks on the property without having to return to amend the Special Use Permit. Following discussion by the Plan Commission, it was recommended that up to 40 tractors (trucks) and 40 trailers may be stored on the property without having to amend the Special Use Permit, provided that a revised parking/storage lot striping plan is submitted to, and approved, by Village staff. This was added to the Plan Commission's recommendation as a condition of approval.

At the conclusion of the public hearing the Plan Commission recommended approval of the petition by a vote of 6 to 0, subject to the following conditions:

1. In accordance with the approved site plan, not more than 30 tractors (trucks) and 30 trailers shall be parked on the site at any one time.
2. The parking of tractors (trucks) and trailers shall only occur in designated spaces as indicated on the approved site plan.
3. The landscaping, fencing, and resurfacing of the truck storage lot/parking areas for Country Delight's fleet of vehicles and employee parking shall be completed no later than June 1, 2020.
4. Country Delight shall be issued a temporary certificate of occupancy until such time that the required landscaping, fencing and resurfacing of the truck storage lot/parking areas for Country Delight's fleet of vehicles and employee parking are complete. The temporary certificate of occupancy shall expire on June 1, 2020.
5. Failure to complete the required landscaping, fencing, and resurfacing of the truck storage lot/parking areas for Country Delight's fleet of vehicles and employee parking by June 1, 2020 shall be a violation of the Special Use Permit conditions and shall constitute grounds for revocation of the Special Use Permit.
6. The width of employee parking stalls shall be 10 feet and the width of the drive aisle shall be 25 feet in accordance Zoning Ordinance requirements for parking stall dimensions.
7. The landscape plan shall be revised to replace the GroLow Sumac with a different species of shrub.
8. The use of the parking spaces within the right-of-way along Mill Street shall require a license agreement between Country Delight Dairy LLC and the Village of Huntley.
9. The location of the fence along Dean Street shall not obstruct sight lines for vehicles exiting the site.
10. The solid fencing shall be extended to run along the east lot line of the truck storage lot.
11. Curb shall be installed along Dean Street in the area where the landscaping will abut the Dean Street pavement.
12. In accordance with Section 156.068(M) of the Zoning Ordinance, the special use must be established within six (6) months or the Special Use Permit shall be null and void.
13. A cash bond in the amount of 120% of the estimated cost shall be provided for the required landscaping, fencing, and resurfacing of the truck storage lot/parking areas for Country Delight's fleet of vehicles and employee parking.

DRAFT

14. In accordance with Section 156.068(L) of the Zoning Ordinance, upon the conditions of approval being met the applicant shall file an affidavit with the Village Manager stating so. Upon receipt, the Village shall complete an inspection to verify that such conditions and limitations have been met. The required cash bond shall not be returned until the Village has confirmed that all conditions and limitations of the Special Use Permit have been met.
15. No building construction permits, plans, or Certificates of Occupancy are approved as part of the Special Use Permit.

Condition added by the Plan Commission:

16. A maximum of 40 tractors (trucks) and 40 trailers may be stored on the site subject to a revised parking/storage lot striping plan being submitted to, and approved, by Village staff.

Staff recommended Village Board conditions:

17. A detailed plan and estimate of probable cost shall be provided for the restoration of the unfinished truck parking lot at the Dean Foods transportation facility on the north side of Mill Street. The plan and estimate of probable cost shall be provided to Village staff for review and approval by no later than April 1, 2020.
18. A cash bond in the amount of 120% of the estimated cost for restoring the unfinished truck parking lot improvements at the Dean Foods transportation facility shall be provided to the Village within 10 business days of the Village approving the estimate of probable cost.
19. The restoration of the unfinished truck parking lot improvements at the Dean Foods transportation facility on the north side of Mill Street shall be completed by no later than July 31, 2020.
20. The Dean Foods signage on the building on the north side of Mill Street shall be removed immediately.
21. A landscape maintenance plan shall be provided for the upkeep of the landscaping on the north property shall be provided to the Village within ten (10) business days of the Village approving the Special Use Permit. The maintenance plan shall include specific details for maintaining the berm along the east lot line, including repairing erosion, annual mulching, and the replacement of evergreen trees determined by the Village to be in poor condition.
22. The metal building located at the north end of the Dean Foods transportation facility property, north of Mill Street, shall be removed no later than June 1, 2020.
23. A certificate of occupancy shall be required for the use of the north Transportation building.
24. Failure to remove all vehicles from the north Transportation building site shall be considered a violation of the Special Use Permit conditions and shall constitute grounds for revocation of the Special Use Permit.
25. In accordance with Section 156.073, Industrial Performance Standards for properties zoned "M", operations at the facility shall meet all requirements of the State of Illinois Pollution Control Act, including acceptable levels for noise vibration, smoke and particulate matter, odors and similar nuisances as found in the State of Illinois Pollution Control Act, as amended.

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

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

Trustee Westberg noted the resident's concerns with the noise and asked if the Reefers are left on. Joe McMahon, Country Delight Dairy owner, stated that the Reefers are left on but the trucks are turned off.

Trustee Golden asked for confirmation that currently the Special Use allows for 30 trucks to be parked and they are asking if they could go up to 40 trucks without amending the Special Use. Mr. McMahon stated

DRAFT

that was correct.

Trustee Westberg asked for confirmation of the designated open times to be from 4 a.m. to 6 p.m. Mr. McMahon stated that it could be earlier and later.

Mr. McMahon stated that the trailers will be backed in with the Reefers facing west.

Trustee Leopold noted that in 1999 he saw 100 trucks in that lot; this will be much less.

There were no other comments or questions.

A MOTION was made to approve an Ordinance Approving a Special Use Permit for the Outside Storage of Vehicles for Country Delight Inc., 11713 Mill Street.

MOTION: Trustee Leopold
SECOND: Trustee Hoeft
AYES: Trustees: Goldman, Hoeft, Leopold and Westberg
NAYS: None
ABSENT: Trustees: Kanakaris and Piwko
The motion carried: 4-0-2

d) Presentation and Policy Direction Regarding Refunding Current Debt Certificates and Potential Issuance of New General Obligation Debt and Authorization to Execute an Engagement Letter with Bernardi Securities

Director of Finance Cathy Haley reported that the Village currently has two outstanding Debt Certificates from 2015 and 2017. The Downtown TIF Debt Certificates have an outstanding balance of $3,285,439 (including interest), and the Debt Certificates issued for the East and West Wastewater Treatment Facilities have an outstanding balance of $3,248,700 (including interest). With municipal bond yields at the lowest since 1956, the Village requested Bernardi Securities to provide information on refunding of the debt for potential savings. In addition, the Village asked for information for new debt to be issued to provide funding for Streetscape Improvements along Church and Mill Streets, Catty Site improvements (separate from the passenger rail project), and Village and dry utility improvements/relocations.

Director Haley introduced Mr. Robert Vail, Director of Public Finance from Bernardi Securities who reviewed a presentation:

With municipal yields so low savings can be gained by refunding the current debt certificates held at American Community Bank. The proposed refunding is as follows:

- Refunding the 2017 Debt Certificates without changing the term, providing net savings of approximately $200,000
- Refunding and extending out the 2015 debt certificates to 2037 with level debt service, which would reduce the existing annual payment from $323,000 to ±$191,000
- New debt of $4 million for downtown projects, with the term also out to 2037 and level debt service

Currently, the downtown debt of the 2015 Debt Certificates has annual debt service of $323,000. With the 2015 refunding and $4 million in new project debt service, the annual payment would be approximately

DRAFT

$490,000. Therefore an increase in total payments of approximately $167,000 would result from the refunding and new debt, with all of the TIF debt maturing when the TIF expires (last collection 2037). The new debt of $4 million would have a two-year period for the funds to be spent.

Village Manager Johnson clarified that the proposed new debt did not include costs associated with the Catty building redevelopment. He stated that the current proposal from Landmark 11117 for the Catty building would require an additional debt of $5 million.

Trustee Leopold asked what the Village's current outstanding debt was; Village Manager Johnson reported that the current debt is about $3M.

Trustee Leopold stated that since it was such a large sum, could it be issued incrementally. Mr. Vail stated that it needs to be issued at one time and that the Village will have 3-years to spend 90% of the funds. Village Manager Johnson reported that at least 50% of the funds will be used the first year.

Trustee Leopold asked if this will require pledge funds; Village Manager Johnson stated that the same ones will be used.

Trustee Leopold noted that the $3 million obligation for wastewater treatment plant upgrades and stated that he wanted to make a statement for the public. Trustee Leopold stated that the Village has paid approximately one-half million on an unfunded mandate imposed by the State of Illinois EPA. We had to borrow the $3 million; we paid $500,000 and we still have to pay over $3 million thanks to our state.

Trustee Westberg asked what happens to the money the Village receives from the State for Amtrak; would the money go into the General Fund or would we pay the debt off faster. Village Manager Johnson stated that initial costs would be paid by the Village and reimbursed by the State. The $4 million would not include anything with the Amtrak passenger improvements.

Trustee Leopold asked if a pre-payment can be made. Mr. Vail stated that there is a call feature. Trustee Leopold stated that we would not be able to pay it off for 10 years; Village Manager Johnson concurred.

Trustee Goldman noted that interest rates would not be determined until at least March.

Trustee Leopold asked if the Village kept all the current debt, could the Village get a certificate only for the additional funding needed. Mr. Vail stated that the interest would be higher and the Village's rating would be dinged. Trustee Leopold noted that the Village is saving money with a lower interest rate.

Trustee Hoeft noted that the Village is not locked into an interest rate until at least March. Mr. Vail agreed and stated that if something changes in the stock market, we are not locked in until it closes.

A MOTION was made to approve the authorization and execute an Engagement Letter with Bernardi Securities.

MOTION: Trustee Hoeft

DRAFT

SECOND: Trustee Westberg
AYES: Trustees: Goldman, Hoeft, Leopold and Westberg
NAYS: None
ABSENT: Trustees: Kanakaris and Piwko
The motion carried: 4-0-2

e) Consideration - A Resolution Approving a Professional Services Agreement with Sikich for Part-Time Accounting Services in Excess of $20,000

Director of Finance Cathy Haley reported that the Village entered into a professional services agreement with Sikich on January 2, 2020 for accounting services previously provided through the vacant part-time accountant position currently in the FY20 budget. Since this date, Sikich has provided the following services and assistance:

- Reconciled all Village investments through January 2020 with 5/3 Bank, which holds 41 investment instruments
- Reconciled through January 2020 all SSA bank statements (6-10) with US Bank, all BMO Harris bank statements for Payroll, Accounts Payable and the General Operating account, the money market account, petty cash and CD investments held at American Community Bank, all Illinois Funds bank accounts, and the police pension money market and investment accounts
- Booked all state shared revenues immediately upon notification such as sales tax, income tax, video gaming tax and telecom tax
- Completed and reconciled debt service from American Community Bank through December 2019
- Completed reconciliation of lockbox payments for water billing for all deposits hitting the bank and all on-line payments running through Illinois Funds E-pay have been reconciled to date

Staff Analysis
Current expense for this project through February 7, 2020 totals almost $15,500. In order to continue with this monthly process, staff is requesting to continue utilizing the expertise of Sikich for all bank reconciliations, revenue recognitions, investment reconciliations, and debt reconciliations. In addition, a monthly process to analyze and reconcile all payable and receivables on the Village's balance sheet will be created by the staff at Sikich and reviewed by the Director of Finance on a monthly basis.

Financial Impact
The FY20 budget include $59,541 in the budget for wages, IMRF and FICA costs to hire a part-time accountant. To maintain continuity of operations within the Finance Department and not disrupt the monthly progress Sikich has made, staff is requesting to continue utilizing their services.

Under the terms of the Village's purchasing manual, any expenditure exceeding $20,000 within a single fiscal year for a project must be submitted to the Village Board for approval. As the cost of this contract begins to approach $20,000, Village staff is seeking Village Board approval to continue with these services and professional expertise provided by Sikich.

Legal Analysis
The Village has the legal authority to allow expenditures to Sikich in excess of $20,000, with the total of such payments not to exceed budgeted amounts.

DRAFT

Mayor Sass asked if the Village Board had any comments or questions.
Trustee Goldman asked and received clarification that costs will not exceed $59,541.

There were no other comments or questions.

A motion of the Village Board for a Resolution Approving a Professional Services Agreement in Excess of $20,000 with Sikich LLP for Part-Time Accounting Services.

MOTION: Trustee Goldman
SECOND: Trustee Leopold
AYES: Trustees: Goldman, Hoeft, Leopold and Westberg
NAYS: None
ABSENT: Trustees: Kanakaris and Piwko
The motion carried: 4-0-2

f) Consideration – Approval of the Village of Huntley 2020 Street Improvement Program:
   i. Consideration - Approval of a Resolution to Appropriate $1,200,000 in Motor Fuel Tax Funds for Maintenance of Streets and Highways for the 2020 Street Improvement Program
   ii. Consideration - Approval of a Resolution Authorizing a Bid Award and a Construction Contract with Schroeder Asphalt Services, Inc. for the 2020 Street Improvement Program

Director of Public Works and Engineering Timothy Farrell reported that the 2020 Street Improvement Program targets the resurfacing of the Northbridge subdivision consisting of approximately 64,000 square yards of roadway along nearly 3.0 centerline miles. Northbridge was originally constructed in four phases between the years 2004 and 2006.

The proposed rehabilitation method will consist of a combination of the following three methods of pavement rehabilitation:

- Edge Grind & Overlay (1.5”)
- Grind & Overlay (1.5” - 2”)
- Full Depth Pavement Removal & Replacement (4”)

All three rehabilitation methods will include spot repairs to curb and gutter (at locations of poor drainage, deteriorated concrete or at ADA ramps) PCC sidewalk repairs (at trip hazards equal to or greater than ½”, and ADA accessible ramp retrofits), and select qualifying PCC driveway apron replacements. Also included would be any necessary structure adjustments, replacement of damaged public utility frames and lids in the roadway, and replacement of defective roadway drainage structures along with the installation of subsurface roadway underdrains in identified design locations. All pavement markings will be replaced in kind and all crosswalk locations will be evaluated for the placement of additional pavement markings and pedestrian crossing signage. The Option No. 1 bid includes crack sealing of the pavement edges in Georgian Place subdivision that was resurfaced in 2019.

In terms of the driveway apron repairs, 2” of heaving/settlement are the criteria used to warrant replacement, consistent with past practice. Based on field measurements, one driveway apron is identified for

DRAFT

replacement at a cost of approximately $2,020. There are an additional 93 driveway aprons or flares with settlement/heaving below 2" to 1.5". A heaving/settlement concrete driveway apron evaluation and cost analysis table is included for review. Also consistent with past practice, concrete spalling alone does not meet the criteria to warrant replacement of a driveway apron. Field observations identified a total of six driveway aprons with minor spalling. A spalling concrete driveway apron evaluation and cost analysis table is also included for review. For property owners wishing to address concrete aprons not meeting the criteria for replacement, the Village may consider offering the 50/50 Program that would provide a 50% cost share up to a maximum of $500, again consistent with past practice. The Village has $75,000 budgeted in the Sidewalk Replacement Program that can be earmarked for any qualifying 50/50 Sidewalk Program requests.

On February 13, 2020, the Village received bids from five contractors for the 2020 Street Improvement Program. The bid results are summarized in the bid tabulation summary table.

COMPANY	BASE BID AMOUNT	OPTION #1 BID AMOUNT
Engineer's Estimate	*$1,503,752.25*	*$1,527,152.25*
SCHROEDER ASHPALT SERVICES, INC.	$1,358,122.81	$1,375,018.81
PLOTE CONSTRUCTION, INC.	$1,434,235.41	$1,448,407.41
BROTHERS ASPHALT PAVING, INC.	$1,438,345.51	$1,452,337.51
ARROW ROAD CONSTRUCTION CO.	$1,521,590.91	$1,534,802.91
J.A. JOHNSON PAVING CO.	$1,566,283.46	$1,615,783.46*

*Corrected from As-Read Bid

Staff Analysis

Staff has reviewed the bids and all is in order for consideration of the bid award to the lowest, responsible bidder, Schroeder Asphalt Services, Inc. in the Option No.1 Bid amount of $1,375,018.81 contingent upon IDOT approval of the Motor Fuel Tax (MFT) resolution for the appropriation of funds. Work is anticipated to begin on or about June 1, 2020, with a project completion date of August 19, 2020. In an effort to limit the duration of the disturbance from the construction activity throughout the subdivision, the contract requires construction start and completion phasing. Northbridge Drive and west will be completed in the first phase, and east of Northbridge Drive will be completed in the second phase.

Strategic Plan Priority

The 2016-2020 Strategic Plan identifies *Promote Sound Financial Management and Fiscal Sustainability* as a Strategic Priority, and "enhance asset management program to sustain level of service at economical life cycle cost" as an objective.

Financial Impact

The FY20 Budget includes funding for the 2020 program in the amount of $475,000.00 for engineering and partial construction costs from the Streets Improvements and Roads & Bridges Fund, 420-00-00-8001 and $1,200,000.00 for construction costs from the MFT Fund, 460-00-00-8001. The IDOT MFT appropriation is a procedural requirement for the use of MFT funds. The full amount of the MFT appropriation will be used for construction. Any unexpended budget funds will remain in the Streets Improvements and Roads & Bridges Fund.

DRAFT

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

Trustee Leopold asked if last year's amount was also $1.2M; Director Farrell stated that it was also $1.2M.

There were no other comments or questions.

A MOTION was made to approve a Resolution to Appropriate $1,200,000 in Motor Fuel Tax Funds for Contract Construction for the 2020 Street Improvement Program

MOTION: Trustee Leopold
SECOND: Trustee Westberg
AYES: Trustees: Goldman, Hoeft, Leopold and Westberg
NAYS: None
ABSENT: Trustees: Kanakaris and Piwko
The motion carried: 4-0-2

A MOTION was made to approve a Resolution Authorizing a Bid Award and Construction Contract with Schroeder Asphalt Services, Inc. in the Option No.1 Bid amount of $1,375,018.81for the 2020 Street Improvement Program

MOTION: Trustee Hoeft
SECOND: Trustee Leopold
AYES: Trustees: Goldman, Hoeft, Leopold and Westberg
NAYS: None
ABSENT: Trustees: Kanakaris and Piwko
The motion carried: 4-0-2

g) Consideration – A Resolution Approving a Proposal for Professional Construction Engineering Services for the 2020 MFT Street Improvement Program – Christopher B. Burke Engineering, Ltd in an Amount Not To Exceed $107,815.50

Director of Public Works and Engineering Timothy Farrell reported that a Proposal for Construction Engineering Services for the 2020 Motor Fuel Tax (MFT) Street Program has been received from Christopher B. Burke Engineering, Ltd. (CBBEL). Services will include construction engineering for the rehabilitation of the Northbridge Subdivision consisting of approximately 64,000 square yards of roadway along nearly 3.0 centerline miles. Northbridge was originally constructed in four phases between the years 2004 and 2006.

Staff Analysis

The proposed rehabilitation method will consist of a combination of the following three methods of pavement rehabilitation:

- Edge Grind & Overlay (1.5")
- Grind & Overlay (1.5" - 2")
- Full Depth Pavement Removal & Replacement (4")

All three rehabilitation methods will include spot repairs to curb and gutter (at locations of poor drainage, deteriorated concrete or at ADA ramps) PCC sidewalk repairs (at trip hazards equal to or greater than ½", and ADA accessible ramp retrofits), and select qualifying PCC driveway apron replacements. Also

DRAFT

included would be any necessary structure adjustments, replacement of damaged public utility frames and lids in the roadway, and replacement of defective roadway drainage structures along with the installation of subsurface roadway underdrains in identified design locations. All pavement markings will be replaced in kind and all crosswalk locations will be evaluated for the placement of additional pavement markings and pedestrian crossing signage. Crack sealing of the pavement edges in Georgian Place subdivision that was resurfaced in 2019 is also included in the work scope.

Strategic Plan Priority
The 2016-2020 Strategic Plan identifies *Promote Sound Financial Management and Fiscal Sustainability* as a Strategic Priority, and "enhance asset management program to sustain level of service at economical life cycle cost" as an objective.

Financial Impact
The FY20 Budget includes funding for the 2020 program in the amount of $475,000.00 for engineering and partial construction costs from the Streets Improvements and Roads & Bridges Fund, 420-00-00-8001 and $1,200,000.00 for partial construction costs from the MFT Fund, 460-00-00-8001. A not-to-exceed amount of $107,815.50 is identified in the proposal but cost savings may be realized. For instance, in 2019, Georgian Place Construction Engineering services came in under $95,000, which was more than $30,000 below the not-to-exceed contract amount.

Director Farrell reported that Engineer Greg Sanders from CBBEL was in attendance to answer questions.

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

A MOTION was made to approve a Resolution Approving a Proposal for Professional Construction Engineering Services for the 2020 MFT Street Program – Christopher B. Burke Engineering, Ltd. in an amount not to exceed $107,815.50.

MOTION: Trustee Hoeft
SECOND: Trustee Goldman
AYES: Trustees: Goldman, Hoeft, Leopold and Westberg
NAYS: None
ABSENT: Trustees: Kanakaris and Piwko
The motion carried: 4-0-2

h) Consideration – Resolution Adopting a Complete Streets Policy for the Village of Huntley

Director of Public Works and Engineering Timothy Farrell reported that safe accommodations for all users and a connected network are important needs of any transportation system. Complete Streets are defined as improvements that provide safe, connected transportation networks for pedestrians, cyclists, transit users, freight, emergency services, and motor vehicles. Such improvements include, but are not limited to, bicycle facilities, streetscaping, pedestrian treatments, refuge islands, access control and lower speeds on local roads. Complete Streets provides significant health, safety, environmental, economic, and social benefits.

Staff Analysis
The purpose of this policy is, first and foremost, to ensure that all users of the transportation system are

DRAFT

accommodated. This policy suggests that whenever practical the Village develop and maintain a safe and equitable transportation system that anyone can access, utilize, and enjoy. This policy should be observed whenever practical when planning, designing, constructing, and operating Village streets. Nothing in the policy is legally binding for the Village to take any specific action.

Many jurisdictions within Kane and McHenry Counties and the Chicago region have already adopted Complete Streets policies. By adopting a Complete Streets policy the Village of Huntley is helping to implement the Chicago Metropolitan Agency for Planning (CMAP) ON TO 2050 Plan for the Chicago region and will therefore be entitled to bonus points during the 2020 STP-L Call for Projects.

Strategic Plan Priority
The 2016-2020 Strategic Plan identifies *"Preserve and Enhance Quality of Life for Village Residents"* as a strategic priority and "Improver Transportation Network and Transit Services Throughout the Village" as a goal.

Legal Analysis
The Complete Streets Policy has been reviewed by the Village's special legal counsel.

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

A MOTION was made to approve a Resolution Adopting a Complete Streets Policy for the Village of Huntley.

MOTION: Trustee Goldman
SECOND: Trustee Hoeft
AYES: Trustees: Goldman, Hoeft, Leopold and Westberg
NAYS: None
ABSENT: Trustees: Kanakaris and Piwko
The motion carried: 4-0-2

i) Consideration – A Resolution Authorizing the Submittal of an Application for Surface Transportation Program (STP) Call for Projects for Federal Fiscal Years 2021-2025 to the McHenry County Council of Mayors

Director of Public Works and Engineering Timothy Farrell reported that the McHenry County Council of Mayors (McCOM) has announced a Surface Transportation Program (STP) call for projects for federal fiscal years 2021-2025.

To be considered, projects must meet the following requirements:
1. Must be an eligible Federal-Aid Urban (FAU) route;
2. Must be funded for the local share;
3. Must be a member of McCOM;
4. Project applications must be submitted during the open Call for Projects by March 15, 2020.

The current McCOM allotment is as follows:

FY2021	$3,879,276
FY2022	$3,669,512

DRAFT

FY2023	$3,480,707
FY2024	$3,480,707
FY2025	$3,480,707
Total FY2021-2025	$17,990,909

Allotments will change as final funding amounts are determined. Construction and Construction Engineering is eligible for award at 80/20 federal/local split with an awarded cap at $1.5 million per project.

Staff Analysis

The Kreutzer Road Realignment (from East of IL Rt. 47 to Haligus Road) project is a good candidate for STP funding. A summary of the estimated project cost is as follows:

Kreutzer Road Realignment	Local Share	Federal Share	Total Cost
Phase I Engineering	$320,050	$0	$320,050
Phase II Engineering	$570,000	$0	$570,000
Land Acquisition	$1,000,000	$0	$1,000,000
Construction Costs	$4,200,000	$1,500,000	$5,700,000
Phase III Engineering	$570,000	$0	$570,000
Total:	$6,660,050	$1,500,000	$8,160,050

Submittal of the project application does not commit the Village to any expenditures. A Phase I Engineering Services Agreement is submitted separately for consideration.

Also, a project application has been submitted for the IDOT Local Rail-Highway Crossing Safety Program, which if awarded, would reduce the local share.

Financial Summary

The FY20 budget includes funding in the amount of $300,000 for Phase I Engineering in the Streets Improvements and Roads & Bridges Fund, Line Item 420-00-00-8001. Since Phase I Engineering is scheduled to take 18 months to complete, carry-over and additional funds will be budgeted in FY21.

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

A MOTION was made to approve a Resolution Authorizing the Submittal of an Application for Surface Transportation Program (STP) Call for Projects for Federal Fiscal Years 2021-2025 to the McHenry County Council of Mayors.

MOTION: Trustee Westberg
SECOND: Trustee Leopold
AYES: Trustees: Goldman, Hoeft, Leopold and Westberg
NAYS: None
ABSENT: Trustees: Kanakaris and Piwko
The motion carried: 4-0-2

j) Consideration – A Resolution Approving a Phase I Engineering Services Agreement for the Kreutzer Road Realignment Project – Patrick Engineering, Inc. in an Amount not to Exceed $320,050.00

DRAFT

Director of Public Works and Engineering Timothy Farrell reported that the Village Capital Improvement Plan (CIP) has identified the improvement of a section of Kreutzer Road, a Village jurisdiction roadway, from east of the intersection of IL Route 47 to Haligus Road, a length of approximately 6,500 feet (see attached Location Map). The typical existing roadway section within these limits is one through lane in each direction, undivided, with aggregate shoulders. The proposed improvement includes reconstruction and widening of Kreutzer Road within these limits to provide a continuous bi-directional center turn lane with curb and gutter, and storm sewers for drainage, with the addition of an 8-ft. wide multi-use path along the north side of Kreutzer Road throughout the length of the improvements, and a section of roadway realignment at the existing at-grade crossing of the Union Pacific (UP) railroad to improve an existing sharp horizontal curve.

Staff Analysis

Staff has solicited and received a proposal from Patrick Engineering, Inc. (PEI) for a Phase I Engineering Study for the Kreutzer Road Realignment Project. All work will be completed in accordance with federal project development procedures as outlined in the IDOT Bureau of Local Roads and Streets (BLRS) Manual, to ensure the project is eligible for federal funding as part of subsequent phases of engineering and project implementation.

PEI would be the Prime Consultant for the completion of Phase I Engineering services for this project and Christopher B. Burke Engineering (CBBEL) would be a sub-consultant to PEI. A detailed scope of services is provided in the PEI proposal. The following provides a summary of the scope of services to be completed by PEI and CBBEL as part of the Phase I Study by task:

1. Data Collection and Analysis (PEI Task)
2. Topographical Survey (PEI Task)
3. Environmental Coordination and Analysis (CBBEL Task)
4. Drainage and Hydraulics Analysis (CBBEL Task)
5. Proposed Improvement Plans (PEI and CBBEL Task)
6. Traffic Maintenance Analysis (PEI Task)
7. Bridge Structural Analysis and Reports (PEI Task)
8. Railroad Crossing Improvements (PEI Task)
9. Stakeholder Coordination (PEI and CBBEL)
10. Phase I Project Development Report (PEI Task)
11. Project Administration (PEI and CBBEL Task)

Completion of Phase I engineering will enhance the Village ranking for federal funding for the project as it demonstrates project readiness and commitment. The Kreutzer Road Realignment (from East of IL Rt. 47 to Haligus Road) project is a good candidate for STP funding. A summary of the estimated project cost if awarded an STP grant is as follows:

Kreutzer Road Realignment	Local Share	Federal Share	Total Cost
Phase I Engineering	$320,050	$0	$320,050
Phase II Engineering	$570,000	$0	$570,000
Land Acquisition	$1,000,000	$0	$1,000,000
Construction Costs	$4,200,000	$1,500,000	$5,700,000
Phase III Engineering	$570,000	$0	$570,000
Total:	$6,660,050	$1,500,000	$8,160,050

DRAFT

Also, a project application has been submitted for the IDOT Local Rail-Highway Crossing Safety Program, which if awarded, would reduce the local share.

Strategic Plan Priority
The 2016-2020 Strategic Plan identifies *Preserve and Enhance Quality of Life for Village Residents* as a strategic priority and "Realign East Kreutzer Road at the railroad tracks and bridge crossing" as an objective.

Financial Impact
The FY20 budget includes funding in the amount of $300,000 for Phase I Engineering in the Streets Improvements and Roads & Bridges Fund Line Item 420-00-00-8001. Since Phase I Engineering is scheduled to take 18 months to complete, carry-over and additional funds will be budgeted in FY2021.

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

A MOTION was made to approve a Phase I Engineering Services Agreement for the Kreutzer Road Realignment Project – Patrick Engineering, Inc. in an Amount not to Exceed $320,050.00.

MOTION: Trustee Leopold
SECOND: Trustee Hoeft
AYES: Trustees: Goldman, Hoeft, Leopold and Westberg
NAYS: None
ABSENT: Trustees: Kanakaris and Piwko
The motion carried: 4-0-2

k) Consideration – A Resolution Authorizing the Village President to Execute a Modified Fee Agreement for Legal Services – Thomas R. Burney, Attorney at Law, Special Legal Counsel in the Matter of Huntley Investment Partners, LLC v. the Village of Huntley

Village Manager David Johnson reported that Huntley Investment Partners, LLC ("HIP"), owner of the former Huntley Outlet Center, filed suit against the Village as a result of the failure of HIP's development application to be approved by the Village on April 11, 2019.

Staff Analysis
The Village Board adopted a resolution on July 25, 2019, appointing Thomas R. Burney, Attorney at Law, as Special Legal Counsel in the Matter of Huntley Investment Partners, LLC v. the Village of Huntley and authorizing to execution of a fee agreement. A modification to the agreement is proposed authorizing additional expenditures.

Village Manager Johnson reported that Attorney Burney was in attendance to answer questions.

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

A MOTION was made to approve a Resolution Authorizing the Village President to Execute a Modified Fee Agreement for Legal Services – Thomas R. Burney, Attorney at Law, Special Legal Counsel in the Matter of Huntley Investment Partners, LLC v. the Village of Huntley.

DRAFT

MOTION: Trustee Leopold
SECOND: Trustee Goldman
AYES: Trustees: Goldman, Hoeft, Leopold and Westberg
NAYS: None
ABSENT: Trustees: Kanakaris and Piwko
The motion carried: 4-0-2

l) Consideration – An Ordinance Amending the Huntley Code Regarding Disclosure of Interests in Connection with Certain Applications to the Village

Assistant Village Manager Lisa Armour reported that the draft ordinance would require economic interest disclosures for applicants seeking consideration of certain approvals from the Village. This would include zoning applications as well as applications for licenses, permits, and approvals under Chapters 110, 111, 112, 116, 117, 118, and 120 of Title XI (Business Regulations) of the Village Code. Chapter 34, titled "Village Policies," of Title III, titled "Administration – Government" of the Huntley Code is proposed to be amended to add a new Section 34.03, Applications; Disclosure of Interests.

Staff Analysis
The disclosure requirements would apply to the following: licenses, permits, approvals, or other authorizations from the Village pursuant to Title XI (Business Regulations) of the Village Code, as outlined below, and zoning variations, zoning map and zoning ordinance amendments, and special use permits. Obtaining economic disclosures for applications under the Business Regulations and Zoning Code will help identify potential conflicts where an employee or official might have responsibility over a matter in which their private business interests are involved.

Title XI Business Regulations subject to proposed disclosure requirements:
- Alcoholic Beverages, Video Gaming & Electronic Sweepstakes Machines
- Canvassers, Peddlers, Solicitors and Itinerant Merchants
- Raffles
- Adult Uses
- Wastehauler License And Regulations
- Licensing Second-Hand Articles Drop-Off Containers
- Tobacco

Legal Analysis
The draft ordinance was prepared by the Village's special legal counsel.

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

A MOTION was made to approve an Ordinance Amending the Huntley Code Regarding Disclosure of Interests in Connection with Certain Applications to the Village.
MOTION: Trustee Westberg
SECOND: Trustee Goldman
AYES: Trustees: Goldman, Hoeft, Leopold and Westberg
NAYS: None
ABSENT: Trustees: Kanakaris and Piwko
The motion carried: 4-0-2

DRAFT

m) Consideration - An Ordinance Amending the Village of Huntley Code – Chapter 117, Business Regulations, Wastehauler License and Regulations, Section 117.04 - Limitation on Licenses − Adding one Commercial Wastehauler License

Mayor Sass reported that the Village regulates garbage and recycling collection licenses and provides for the issuance of a limited number of wastehauler license per Chapter 117, Section 117.04 of the Village Code.

Staff Analysis

Flood Brothers Disposal Company (Flood) is requesting a Commercial Wastehauler license. An amendment to the Village Code is required to make a license available, increasing the number of licenses issued for 2020 from six to seven. The application has been reviewed by Staff and is in order for consideration.

Listed below are the current licensed wastehaulers:

1. Advanced Disposal – Commercial
2. Groot Industries, Inc. – Commercial
3. MDC Environmental Services – Commercial
4. Ray Schreiber Disposal Co. – Commercial
5. Waste Management of Illinois, Inc. – Commercial
6. Waste Management of Illinois, Inc. – Residential *Sun City Only*

Financial Impact

As part of the approved FY20 Budget, this specific Refuse Licenses revenue source is included under the Licenses and Permits line item in the General Fund. The individual license fee for 2020, as regulated by the Village's Wastehauler Ordinance, is $1,898.36.

Legal Analysis

Section 117.04 of the Village Code limits the number of available licenses. Six licenses are currently available; therefore, if the Village Board elects to issue a license to Flood Brothers Disposal Company, an additional license must be created.

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

A MOTION was made to approve an Ordinance Amending the Village of Huntley Code – Chapter 117, Business Regulations, Wastehauler License and Regulations, Section 117.04 - Limitation on Licenses − Adding one Commercial Wastehauler License.

MOTION: Trustee Leopold
SECOND: Trustee Westberg
AYES: Trustees: Goldman, Hoeft, Leopold and Westberg
NAYS: None
ABSENT: Trustees: Kanakaris and Piwko
The motion carried: 4-0-2

n) Consideration – An Ordinance Approving the Issuance of a Commercial Wastehauler License to Flood Brothers Disposal Company

DRAFT

Mayor Sass reported that Staff recently noticed dumpsters with the Flood Brothers Disposal Co. (Flood) logo on them in the Wolf Business Park. Staff contacted Flood and informed them that a license is required to conduct wastehauling in the Village. Flood immediately submitted a license application and payment.

Staff Analysis
All required documentation has been received and is in compliance. All is in order for Village Board consideration at this time.

Financial Impact
The annual fee of $1,898.36 for the wastehauler license has been received and deposited to the refuse license revenue line item 100-00-00-4340.

Legal Analysis
Chapter 117 of the Village Code regulates wastehauler licenses in the Village. The application has been reviewed and is in compliance with Section 117: Wastehauler License and Regulations requirements.

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

A MOTION was made to approve an Ordinance Approving the issuance of a Village of Huntley Commercial Wastehauler License to Flood Brothers Disposal Company subject to the following condition:

1. **Approval of an Ordinance amending the Village of Huntley Code to add one wastehauler license.**

MOTION: Trustee Leopold
SECOND: Trustee Goldman
AYES: Trustees: Goldman, Hoeft, Leopold and Westberg
NAYS: None
ABSENT: Trustees: Kanakaris and Piwko
The motion carried: 4-0-2

o) Consideration – Authorization to Proceed with the Implementation of the 2020 Special Events

Special Events Manager Barbara Read reported that in preparation for the 2020 Farmers Market and other special events sponsored or coordinated by the Village, staff is requesting Village Board approval for the attached list of special events.

Staff Analysis
Upon Village Board approval of the proposed special events for 2020, staff will coordinate a meeting with the downtown businesses and organizations to share event information and encourage their participation in the events taking place in the downtown.
Financial Impact
Expenses for the Farmers Market will come from line item 100-10-00-6353; $9,700 has been budgeted for the 2020 Farmers Market. The weekly market is held each Saturday from May 23 through October

DRAFT

3. The indoor market is held the first Saturday of each month November through May.

Expenses for the other Village sponsored special events will come from line item 100-10-00-6352; $55,000 has been budgeted for:

- Green & Clean Huntley Day
- Ladies Night Out on the Square
- Concerts in the Square (increased to 7 concerts in 2020)
- Family Fun Day at the Farmers Market
- Independence Day Fireworks ($20,000)
- 1st Friday Nights
- Bike Huntley
- Fall Harvest Fest
- A Very Merry Huntley
- And other special events (see attached)

Again, in 2020, staff will reach out to Huntley businesses and organizations to help sponsor events to offset costs. In 2019, Huntley businesses donated $9,323 towards concerts and special events.

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

Trustee Leopold stated that he has heard many compliments regarding the Village events.

There were no other comments or questions.

A MOTION was made to authorize the implementation of the 2020 Village of Huntley Special Events and approval of the non-Village sponsored events.

MOTION: Trustee Leopold
SECOND: Trustee Westberg
AYES: Trustees: Goldman, Hoeft, Leopold and Westberg
NAYS: None
ABSENT: Trustees: Kanakaris and Piwko
The motion carried: 4-0-2

p) Discussion – Policy Direction Regarding a Designated Outdoor Refreshment Area (DORA) during Village-Sponsored Special Events in the Downtown Area

This item was removed from the Agenda and was not discussed or considered.

q) Consideration – A Resolution Approving a Temporary Use Permit for Huntley Festival Foundation d/b/a Huntley Fall Fest to Hold a Festival including a Carnival, Temporary Sign Request, and Waiving of Fees for Huntley Fall Fest, September 25-27, 2020

Village Manager David Johnson reported that the Huntley Fall Fest began in 2006 as a one-day event. Since that time, a carnival was added in 2011 and several partnerships began with groups to raise funds for their benefit: Huntley Parks Foundation (basket raffle), Huntley Library (book sale), Huntley Area Lions Club (pancake breakfast), Kopf Running (5k), Animal Services and Assistance Programs (car show).

DRAFT

The event was recognized in 2017 as one of the "Top 10 Fall Festivals in Illinois" by *Only in Your State* and in 2018 as one of the "Top Ten Fall Festivals in Illinois" by *Best of American Towns*.

The Village is in receipt of a request from the Huntley Festival Foundation (Foundation) to hold the 2020 Fall Fest event at Deicke Park on September 25th from 5:00pm-11:00pm; September 26th from 10:00am-11:00pm and September 27th from 11:00am – 7:00pm.

The attached letter outlines the various events that take place during the event and the financial benefit to local organizations that volunteer at and/or participate in the event.

Staff Analysis

Village, Police and Park District Staff have met with the Foundation discussing such matters as private security for the event, the safety plan, parking and other pertinent logistical information for the safe and orderly operation of the festival.

The Foundation has submitted a letter of request for approval of the following items:

1. To hold a festival on Park District property that includes but is not limited to: entertainment, food and drink, craft fair, car show and fireworks. The complete list is listed in the attached letter.

2. To hold a carnival in the Stingray Bay parking lot. The Village's Zoning Ordinance allows for the issuance of a temporary use permit by the Village Board of Trustees for a carnival subject to the following conditions:
    a) approval on the basis of the adequacy of the parcel size, parking provisions, and traffic access and the absence of undue adverse impact on other properties,
    b) limited to a period not to exceed five (5) days, and
    c) adequate fire extinguishers, refuse containers and cleanup of the site upon termination of the event.

3. To hire three (3) Police Officers for traffic direction and security during the Fest. Traffic direction is requested at the following locations:
    - Route 47 and Mill Street (2 Officers)
    - Mill Street and Lincoln Street (1 Officer)

4. Parking for the festival will be provided mainly on Park District property (approximately 639 spaces), and in the Union Special parking lot (250+). A shuttle bus will transport people from Union Special to the fest; an exhibit showing the bus route is attached. If available, overflow parking is proposed on the top portion of the +/- 17 acres at the northwest corner of Route 47 and Mill Street as authorized and permitted by the property owner. Additionally, the Foundation is requesting assistance from the Village to place stakes / poles in the overflow parking area so that flags can be installed to indicate parking rows. The Foundation will mark the pole locations. As in the past, the following Village streets will be posted no parking: Mill, Lincoln, Sunset and Heintz.

5. To post temporary signage before and after the event as follows:
    a) To post 15 (3' x 10') banners as indicated on the event signage exhibit included in the

DRAFT

packet. The banners would be posted two weeks prior to the event. They are also requesting the assistance of the Public Works and Engineering Department to hang the banners. The Foundation acknowledges that some sites may not be under the Village's jurisdiction and others may not be feasible in the noted location. If these sites are unacceptable, the Foundation requests permission for other sites with the approval of the Village Manager. Additionally, no signs will be posted on private property without prior authorization of the property owner and no more than one (1) sign will be placed at any of the specified location and a Sign Ordinance variation is required to locate the signs on Village rights-of-way.

b) To post yard signs at the subdivision entrances one (1) week prior to the event.

c) To post directional signage on the day of the event at the following locations:
   - West Main Street at Lois Lane
   - Deicke Park entrance
   - Route 47 and Mill Street

d) The use of the two (2) Village-owned electronic message boards to use on Route 47 and Mill Street to assist those entering the fest.

Financial Impact
The Foundation is requesting that the temporary use permit fee for the carnival and any fees associated with the Fall Fest be waived.

Village Manager Johnson reported that representatives from the fest committee were in attendance to answer questions.

Mayor Sass asked if the committee would like to make a comment or if the Village Board had any comments or questions.

Claudine Cutrona reported that they are working on making the parking much better. Trustee Leopold asked if there will be adequate parking. Ms. Cutrona stated that along with the on-site parking and possible parking on the grassy area on Mill and Lincoln that Union Special will have parking and a shuttle to the fest.

Trustee Westberg asked if the foundation operated under a 501(c)(3) designation; Ms. Cutrona stated that she would confirm the details and let Trustee Westberg know.

There were no other comments or questions.

A MOTION was made to approve a Resolution Granting the Issuance of a Temporary Use Permit to hold a Festival including a Carnival, Temporary Sign Permit, and the Waiving of Fees to the Huntley Festival Foundation d/b/a Huntley Fall Fest for the 2020 event subject to the following conditions of approval:

1. **Letter of authorization for the event to be held on Huntley Park District property.**
2. **A Temporary Use Permit must be applied for and obtained from the Development Services Department.**
3. **All conditions of approval regarding the serving and/or selling of alcohol must be met.**

DRAFT

4. **Letter of authorization from the property owner of the +/- 17 acres of the northwest corner of Route 47 and Mill Street to utilize the overflow parking area.**
5. **The Foundation agrees to meet with Village Staff no later than 30 days prior to the event to present final security, parking and any other pertinent logistical information for the safe and orderly operation of the festival.**
6. **The petitioner shall provide the Village with a valid Certificate of Insurance naming the Village as an additional insured.**
7. **The petitioner agrees to enter into an agreement to indemnify and hold the Village harmless from and against any and all claims arising from the event.**

MOTION: Trustee Leopold
SECOND: Trustee Goldman
AYES: Trustees: Goldman, Hoeft, Leopold and Westberg
NAYS: None
ABSENT: Trustees: Kanakaris and Piwko
The motion carried: 4-0-2

VILLAGE ATTORNEY'S REPORT: None

VILLAGE MANAGER'S REPORT: None

VILLAGE PRESIDENT'S REPORT:

Mayor Sass read the following statement:

"Recently, through the discovery process related to a zoning lawsuit, the Village became aware of misconduct allegations directed toward a Village Trustee. The Village takes these allegations very seriously, and upon being made aware of them, immediately referred the matter to the McHenry County State's Attorney's Office, who in cooperation with the Village, referred the matter to federal law enforcement authorities. The Village has and will fully cooperate with the authorities.

The Village is not in a position to answer questions or comment any further on this matter due to a motion pending before the circuit court of McHenry County and because of the on-going review."

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 8:55 p.m.

DRAFT

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

Respectfully submitted,

Barbara Read
Recording Secretary

DRAFT

VILLAGE OF HUNTLEY
LIQUOR COMMISSION
February 27, 2020
MEETING MINUTES

CALL TO ORDER:
A meeting of the Huntley Liquor Commission was called to order on Thursday, February 27, 2020 at 8:58 p.m. in the Municipal Complex, Village Board Room, 10987 Main Street, Huntley, Illinois 60142.

ATTENDANCE:

PRESENT: Chairman Charles H. Sass; Commissioners: Ronda Goldman, Timothy Hoeft, Harry Leopold, and JR Westberg.

ABSENT: Commissioners: Niko Kanakaris and John Piwko

IN ATTENDANCE: Village Manager David Johnson, Assistant Village Manager Lisa Armour, Management Assistant Barbara Read, Deputy Chief Mike Klunk, and Village Attorney John Cowlin.

PUBLIC COMMENTS: None

ITEMS FOR CONSIDERATION:

A. Consideration – An Ordinance for the Approval and Issuance of a Class "E" Liquor License and Waiver of Fee; Huntley Festival Foundation d/b/a Huntley Fall Fest / 2020 Huntley Fall Fest

Chairman Sass reported that the Village of Huntley regulates the sale of alcoholic beverages in the Village through its Liquor Control Ordinance, which provides for the issuance of certain classes of liquor licenses and establishes the number of licenses available in each class.

A Class "E" Liquor License is being requested at this time. Pursuant to the Village of Huntley Liquor Control Ordinance, a Class "E" Liquor License is a temporary license, not to exceed three days, issued to not-for-profit organizations with a license fee of $75.00. The Class "E" license authorizes the retail sale of beer and wine or other alcoholic liquor specifically approved at the time of license application for consumption upon the premises where sold or offered as specified in the license. No Class "E" license shall be issued until the Liquor Commission has:

1. Established the location upon the premises where beer and wine, or other approved alcoholic liquor is to be sold;
2. The hours of operation, which shall not be extended beyond those provided in §110.09;
3. The manner in which the licensee will manage crowd control and refuse pickup;
4. Proof of insurance as required by this chapter or state laws;
5. A list of members of the corporation who will be selling beer and wine, or other approved alcoholic liquor at the location pursuant to the license; and
6. Proof of permission from the owner of the premises authorizing the sale of beer and wine, or other approved alcoholic liquor during the time requested in the permit and such other requirements as the President and Village Board or Liquor Control Commission deem appropriate in the case of each particular permit.

DRAFT

Staff Analysis

The Liquor Commission is being presented with the request from the Huntley Festival Foundation (Foundation) for the issuance of a Class "E" Liquor License. The Foundation is a not-for-profit corporation and is qualified to hold a Class "E" liquor license. The Foundation is requesting to sell beer, mai tais, Mike's Hard Lemonade and wine. The request is for the 2020 Huntley Fall Fest taking place on Huntley Park District property, 12015 Mill Street on September 25, 26, and 27, 2020.

The Foundation is requesting the license to operate a beer garden during the hours of 5:00 pm to 11:00 pm on Friday, September 25th; 10:00 am to 11:00 pm on Saturday, September 26th; and 11:00 am to 7:00 pm on Sunday, September 27th. Alcohol serving will stop at 10:30 pm on Friday and 10:30 pm Saturday night, and at 6:30 pm on Sunday, which is a half-hour before the event closes each day. The beer garden area will be fenced off and there will be no removal of alcohol from this area to the festival area. The event will be monitored by the Fall Fest organization's own security with a wristband ID service. A letter from the Huntley Park District will be needed to authorize the beer garden on District property.

An application has been placed on file and reviewed by the Village Clerk's Office. The application is being presented with the provision of the State license, insurance documents and Park District authorization being provided closer to the date of the event. This stipulation will be included as a condition of approval in the ordinance. All other required documentation has been submitted and meets code requirements.

Financial Impact

The Foundation is requesting waiver of the payment of the $75.00 fee. The Commission has waived the fee in the past.

Legal Analysis

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

Chairman Sass reported that representatives from the Fest were in attendance to answer questions.

Chairman Sass asked if the Liquor Commission had any comments or questions; there were none.

A MOTION was made to approve an Ordinance Approving the Issuance of a Class "E" Liquor License to The Huntley Festival Foundation d/b/a Huntley Fall Fest for the 2020 Huntley Fall Fest and Waiver of Fees subject to the following conditions of approval:

1. **Letter of authorization for the event to be held on Huntley Park District property.**
2. **A Temporary Use Permit must be applied for and obtained from the Development Services Department.**
3. **The approved alcohol can only be sold and consumed in the designated beer garden area.**
4. **Anyone serving or selling alcohol must be BASSET trained.**
5. **The Foundation agrees to meet with Village Staff no later than 30 days prior to the event to present final security, parking and any other pertinent logistical information for the safe and orderly operation of the festival.**
   No less than one (1) week prior to the event:
6. **Petitioner must show proof of the State of Illinois Liquor License before the Village of Huntley Class "E" Liquor License becomes effective.**

DRAFT

7. **The petitioner shall provide the Village with a valid Certificate of Insurance naming the Village as an additional insured.**
8. **The petitioner agrees to enter into an agreement to indemnify and hold the Village harmless from and against any and all claims arising from the event.**

MOTION: Commissioner Hoeft
SECOND: Commissioner Westberg
AYES: Commissioners: Goldman, Hoeft, Leopold, and Westberg
NAYS: None
ABSTAIN: Commissioners: Kanakaris and Piwko
ABSENT: None
The Motion Carried: 4-0-2

EXECUTIVE SESSION: None

POSSIBLE ACTION ON ANY CLOSED SESSION ITEMS: None

OTHER BUSINESS: None

ADJOURNMENT:

There being no further business to discuss, a MOTION was made to adjourn the hearing at 8:59 p.m.

MOTION: Commissioner Westberg
SECOND: Commissioner Leopold
The Voice Vote noted all ayes and the motion carried.

Respectfully submitted,

Barbara Read
Recording Secretary

DRAFT

Agenda Item: **March 12, 2020 Bill List in the amount of $381,496.62**

Department: **Finance Department**

Included in the agenda packet is the March 12, 2020 Bill List. The Bill List has been reviewed by Staff. All is in order for Village Board consideration at this time.

• Bills Payable Fund Summary Report		
• Bill List - Detail Board Report	$	306,446.62
• Bill List - Manual Checks Issued - 2/20/20 ***Approved at the 12/19/19 Village Board Meeting*	$	75,000.00
• Petty Cash Checking Account	$	50.00
Total for approval:	$	381,496.62

• Payroll - 2/27/20	$	441,288.39

Village Board Action
A motion of the Village Board to authorize the payment of the March 12, 2020 Bill List in the amount of $381,496.62.

- $75,230.11 of the bill list expenditures is from the FY19 Budget and the remaining $306,266.51 is from the FY20 Budget. $146,141.86 (or 38.3%) of the total bill list is attributable to the payment of Sales Tax Rebate to Huntley Tax Holdings, LLC ($71,141.86) and the Business Development Incentive Agreement payment to JayDev Brew, Inc. d/b/a More Brewing Co. ($75,000.00).

Reviewed by: _____
Village Manager

Reviewed by: _____
Finance Director

AGENDA ITEM
VILLAGE BOARD MEETING: 3/12/2020
Bills List Fiscal Year End 12/31/2020

The following is a breakdown by Fund for the March 12, 2020 Bills List.

FUND	DEPARTMENT	TOTALS
100	General Fund *(Non-Expense Related Items)	$86,569.07
100-10	Legislative & Executive	$22,429.45
100-20-10	Village Manager's Office	$257.83
100-20-21	Human Resources	$1,176.62
100-20-22	Information Technology	$2,203.59
100-30	Finance	$9,470.71
100-60-62	Buildings & Grounds	$615.71
100-50	Police Department	$7,344.17
100-60-61	Streets/Underground	$86,056.79
100-60-10	PW Admin/Engineering	$1,380.22
100-70	Development Services	$10,384.33
400	Capital Projects Fund	$75,000.00
420	Street Improvement/Road & Bridge	$3,630.00
410	Facilities & Grounds Maintenance	$1,749.28
510	Water Operating	$26,900.23
520	Wastewater Operating	$32,097.20
515	Water Capital Fund	$992.82
230	Public Liability Insurance	$325.91
600	Benefits Fund	$1,108.94
480	Equipment Replacement	$9,878.75
700	Escrow Agency Fund	$1,925.00
	3/12/20 Bills Payable	$381,496.62
	2/27/2020 Payroll Date	$441,288.39
	Total Payroll	$441,288.39
	Total Disbursements	$822,785.01

*(Compliance Bond Refunds, Impact Fees, Sales Tax Rebates, Deposit Refunds, Pe-Paid Expenses, and A/R-Bulk Fuel)

DETAIL BOARD REPORT 3/12/2020

VENDOR/DESCRIPTION/FUND/DEPARTMENT		AMOUNT
102 - ADT LLC		
SECURITY CAMERA SVC 2/12-3/11/20 BAKELY ST & CORAL ST		
Facilities & Grounds Maintenance		$406.18
SECURITY CAMERA SVC 3/12-4/11/20 BAKELY ST & CORAL ST		
Facilities & Grounds Maintenance		$406.18
	102 - ADT LLC Total	$812.36
105 - AWWA		
MEMBERSHIP DUES 5/1/20-4/30/21 FARRELL		
General Fund-Public Works-Administration		$83.00
	105 - AWWA Total	$83.00
106 - AIRGAS NORTH CENTRAL		
WELDING SUPPLIES		
Water Operating Fund-Public Works-Water		$438.46
	106 - AIRGAS NORTH CENTRAL Total	$438.46
109 - AT&T		
911 LOCATOR		
General Fund-Finance		$64.07
	109 - AT&T Total	$64.07
109 - AT&T		
INTERNET SVCS/OLD VLG HALL SEC SYSTEM		
General Fund-Village Managers Office-Information Technology		$125.64
	109 - AT&T Total	$125.64
110 - ACE HARDWARE		
BATTERIES, STENCILS		
General Fund-Public Works-Streets Utilities & Fleet Svcs		$14.18
BROOM		
General Fund-Public Works-Streets Utilities & Fleet Svcs		$11.99
BUNGEE CORD		
General Fund-Public Works-Streets Utilities & Fleet Svcs		$2.39
CONCRETE SCREWS		
General Fund-Public Works-Buildings & Grounds		$22.99
FASTENERS		
Water Operating Fund-Public Works-Water		$0.86
FRICTION TAPE		
General Fund-Public Works-Streets Utilities & Fleet Svcs		$5.18
MAILBOXES		
General Fund-Public Works-Streets Utilities & Fleet Svcs		$29.98
MISC HARDWARE FOR SIGNS		
General Fund-Public Works-Streets Utilities & Fleet Svcs		$52.97

VENDOR/DESCRIPTION/FUND/DEPARTMENT	AMOUNT
OUTLET CORD, FASTENERS	
Wastewater Operating Fund-Public Works-Wastewater	$24.77
PAINT - REED RD LIFT STATION	
Wastewater Operating Fund-Public Works-Wastewater	$46.56
PAINT - WEST PLANT	
Wastewater Operating Fund-Public Works-Wastewater	$66.96
PAINT MATERIALS FOR PLOWS	
General Fund-Public Works-Streets Utilities & Fleet Svcs	$114.00
SINK VALVE	
Water Operating Fund-Public Works-Water	$10.99
110 - ACE HARDWARE Total	$403.82
112 - ADVANCED BUSINESS NETWORKS INC	
HP ELITEDESK 800 G4 COMPUTERS	
Equipment Replacement Fund	$9,785.00
SPAM CNTRL/ETHERNET 10MBPS/MONITORING/EXCHANGE SVC	
General Fund-Village Managers Office-Information Technology	$2,077.95
112 - ADVANCED BUSINESS NETWORKS INC Total	$11,862.95
120 - AMERICAN COMMUNITY BK & TRUST	
(2) 2TB PORTABLE HARD DRIVES/INVESTIGATIONS DIV.	
General Fund-Police	$119.98
2020 EMPLOYMENT LAW SEMINAR/HALEY	
General Fund-Village Managers Office-Human Resources	$219.00
2020 FBINA dues Porter, Fulton, Klunk & Hooten	
General Fund-Police	$120.00
2020 FBINA DUES/CHIEF PORTER	
General Fund-Police	$120.00
2020 FBINA DUES-DC KLUNK	
General Fund-Police	$120.00
2020 IAFSM CONFR/HAJEK	
General Fund-Development Services	$430.00
2020 IGFOA DUES	
General Fund-Finance	$300.00
APWA /FOX VALLEY BRANCH MBRSHP MTG	
General Fund-Public Works-Administration	$40.00
BATTER BACKUP W PLANT COMPUTER SYS	
Wastewater Operating Fund-Public Works-Wastewater	$369.37
BRINE MAKER MOTOR & PUMP	
General Fund-Public Works-Streets Utilities & Fleet Svcs	$275.94
BUSINESS MTG/VLG MGR	
General Fund-Village Managers Office-Administration	$34.26
CARABINER	

VENDOR/DESCRIPTION/FUND/DEPARTMENT	AMOUNT
General Fund-Police	$213.00
CERT TABLECLOTH	
General Fund-Police	$186.50
EMPLOYEE LUNCH&LEARN	
General Fund-Village Managers Office-Human Resources	$13.96
EMPLOYEE RECOGNITION	
General Fund-Village Managers Office-Human Resources	$90.00
EXPENSES FOR TRAINING SEMINAR	
General Fund-Police	$382.91
HYD LIFT CYLINDER REBUILD #1655	
General Fund-Public Works-Streets Utilities & Fleet Svcs	$526.78
IL STEWARDSHIP ALLIANCE/2020 ANNUAL MTG FM	
General Fund-Legislative	$25.00
IML-TRUSTEE WORKSHOP	
General Fund-Legislative	$50.00
INDUCER FAN FOR HEATER WELL#9	
Facilities & Grounds Maintenance	$235.95
JUMBO POWER CLIP	
General Fund-Police	$220.00
KIT-JET #40-15	
General Fund-Police	$9.25
LEA INVESTIGATION&TRAINING SOFTWARE UPGRADE	
General Fund-Police	$200.00
LIP BALM	
General Fund-Police	$145.00
MAYOR EXPENSES	
General Fund-Legislative	$681.41
NPELRA 2020 MEMBERSHIP DUES	
General Fund-Village Managers Office-Human Resources	$230.00
OFFICE SUPPLIES	
General Fund-Village Managers Office-Human Resources	$48.41
PARKING EXP/CITY OF EVANSTON	
General Fund-Village Managers Office-Administration	$4.00
RECYCLE BOXES/USED STREET LIGHT LAMPS	
General Fund-Public Works-Streets Utilities & Fleet Svcs	$455.94
REFUND XCLD ILCMA WORKSHOP NIU	
General Fund-Village Managers Office-Administration	($225.00)
RESTROOM COMPLIANCE SIGNS	
General Fund-Public Works-Buildings & Grounds	$141.11
RUBBER WORK BOOTS W/STEEL TOE	
General Fund-Public Works-Streets Utilities & Fleet Svcs	$329.89
SET UP CHARGES	
General Fund-Police	$165.00

VENDOR/DESCRIPTION/FUND/DEPARTMENT	AMOUNT
SHIPPING	
General Fund-Police	$90.22
STYLUS PENS	
General Fund-Police	$192.00
TEMP CONTROL FOR WELL 9 & STOCK	
General Fund-Public Works-Buildings & Grounds	$18.14
THERMOSTATS FOR ELEC HEATERS IN VESTIBULE @ MUNI COMPLEX	
General Fund-Public Works-Buildings & Grounds	$132.00
TRAINING WORKSHOP	
General Fund-Village Managers Office-Human Resources	$75.00
ULTRA STAND RELEASE HANDLE SHOE PLUNGER GRAB BAR #1613	
General Fund-Public Works-Streets Utilities & Fleet Svcs	$52.25
VACUUM REPLACMENT ROLLERS	
General Fund-Public Works-Buildings & Grounds	$98.17
VEH MAINT	
General Fund-Public Works-Administration	$80.00
VEHICLE MAINT/PD	
General Fund-Police	$362.45
WIRE - WELL#7 NEW SOFTENER #2 METER	
Water Operating Fund-Public Works-Water	$140.25
120 - AMERICAN COMMUNITY BK & TRUST Total	$7,518.14
135 - ASSOCIATED ELECTRICAL CONTRACTORS LLC	
MOTOR CONTROL CIRCUIT REPAIR - SALT CONVEYOR	
General Fund-Public Works-Streets Utilities & Fleet Svcs	$250.00
135 - ASSOCIATED ELECTRICAL CONTRACTORS LLC Total	$250.00
143 - B&F CONSTRUCTION CODE SVC INC	
BACKFLOW PREVENTION INSPECTIONS - 1/2020	
Water Operating Fund-Public Works-Water	$300.00
143 - B&F CONSTRUCTION CODE SVC INC Total	$300.00
145 - BACKFLOW SOLUTIONS INC	
CROSS CONNECT CONTROL PROGRAM	
Water Operating Fund-Public Works-Water	$149.45
145 - BACKFLOW SOLUTIONS INC Total	$149.45
158 - BLU PETROLEUM	
COOLANT / ANTI-FREEZE	
General Fund-Police	$40.26
General Fund-Public Works-Buildings & Grounds	$40.26
General Fund-Public Works-Streets Utilities & Fleet Svcs	$241.56
Wastewater Operating Fund-Public Works-Wastewater	$40.26
Water Operating Fund-Public Works-Water	$40.26

VENDOR/DESCRIPTION/FUND/DEPARTMENT	*AMOUNT*
DEF FLUID	
General Fund-Police	$11.55
General Fund-Public Works-Buildings & Grounds	$11.55
General Fund-Public Works-Streets Utilities & Fleet Svcs	$69.30
Wastewater Operating Fund-Public Works-Wastewater	$11.55
Water Operating Fund-Public Works-Water	$11.55
DIESEL FUEL	
General Fund	$4,132.45
REGULAR FUEL	
General Fund	$5,357.32
158 - BLU PETROLEUM Total	$10,007.87
163 - BONNELL INDUSTRIES INC	
CREDIT ON PLOW PARTS	
General Fund-Public Works-Streets Utilities & Fleet Svcs	($46.75)
CURB SHOES - STOCK	
General Fund-Public Works-Streets Utilities & Fleet Svcs	$288.00
PLOW SPRING HARDWARE - VEH 1664	
General Fund-Public Works-Streets Utilities & Fleet Svcs	$21.90
SEAL SLEEVE- VEH 1664	
General Fund-Public Works-Streets Utilities & Fleet Svcs	$208.55
163 - BONNELL INDUSTRIES INC Total	$471.70
164 - BOTTS WELDING & TRK SVC INC	
VEHICLE HARDWARE	
General Fund-Public Works-Streets Utilities & Fleet Svcs	$15.06
164 - BOTTS WELDING & TRK SVC INC Total	$15.06
167 - BRISTOL HOSE & FITTING INC	
HYDRAULIC PARTS FOR FLEET SHOP	
General Fund-Public Works-Streets Utilities & Fleet Svcs	$58.04
HYDRAULIC PUMP - VEH 1991	
Wastewater Operating Fund-Public Works-Wastewater	$597.32
VEHICLE HARDWARE	
Wastewater Operating Fund-Public Works-Wastewater	$483.65
167 - BRISTOL HOSE & FITTING INC Total	$1,139.01
179 - C ACITELLI HEATING & PIPING CONTRACTORS INC	
HEAT REPAIR - POLICE DEPT	
Facilities & Grounds Maintenance	$476.00
179 - C ACITELLI HEATING & PIPING CONTRACTORS INC Total	$476.00

DETAIL BOARD REPORT 3/12/2020

VENDOR/DESCRIPTION/FUND/DEPARTMENT		AMOUNT
205 - COMCAST BUSINESS		
INTERNET SERVICES		
General Fund-Development Services		$131.40
General Fund-Finance		$131.39
General Fund-Legislative		$131.39
General Fund-Police		$131.39
General Fund-Public Works-Administration		$679.17
General Fund-Village Managers Office-Administration		$131.39
Wastewater Operating Fund-Public Works-Wastewater		$679.17
Water Operating Fund-Public Works-Water		$679.17
PHONE PRI SVCS/515-5200		
General Fund-Development Services		$102.77
General Fund-Finance		$102.77
General Fund-Police		$102.77
General Fund-Village Managers Office-Administration		$102.75
	205 - COMCAST BUSINESS Total	$3,105.53
205 - COMCAST BUSINESS		
PHONE SERVICES		
General Fund-Public Works-Administration		$298.54
Wastewater Operating Fund-Public Works-Wastewater		$58.98
Water Operating Fund-Public Works-Water		$58.98
	205 - COMCAST BUSINESS Total	$416.50
209 - CONSTELLATION NEWENERGY INC		
ELECTRICITY		
General Fund-Public Works-Streets Utilities & Fleet Svcs		$9,986.41
	209 - CONSTELLATION NEWENERGY INC Total	$9,986.41
232 - DIRECT ENERGY BUSINESS		
ELECTRICITY		
Wastewater Operating Fund-Public Works-Wastewater		$14,900.87
Water Operating Fund-Public Works-Water		$11,469.88
	232 - DIRECT ENERGY BUSINESS Total	$26,370.75
252 - FSCI		
PLAN RVW #1-2020-228 FIRE SPRINKLER SYS		
General Fund-Development Services		$995.00
PLAN RVW 1-2020-103 FIRE SPRINKLER SYS		
General Fund-Development Services		$750.00
	252 - FSCI Total	$1,745.00

VENDOR/DESCRIPTION/FUND/DEPARTMENT	*AMOUNT*
258 - FEDEX	
UB LOCK BOX REPORTS	
Wastewater Operating Fund-Public Works-Wastewater	$188.09
Water Operating Fund-Public Works-Water	$188.08
258 - FEDEX Total	$376.17
259 - FILIPPINI LAW FIRM LLP	
LEGAL SERVICES	
General Fund-Legislative	$4,998.00
259 - FILIPPINI LAW FIRM LLP Total	$4,998.00
287 - GRAINGER	
FIRST AID SUPPLIES	
General Fund-Public Works-Buildings & Grounds	$75.52
287 - GRAINGER Total	$75.52
293 - HAWKS NAPA AUTO PARTS	
AIR & FUEL FILTERS - VEH 1602	
General Fund-Public Works-Streets Utilities & Fleet Svcs	$91.23
BATTERY - WELL 7 GENERATOR	
Water Operating Fund-Public Works-Water	$434.84
CABLE TIES, TUBING - FLEET SHOP STOCK	
General Fund-Public Works-Streets Utilities & Fleet Svcs	$74.39
CALIPER - VEH 40-15	
General Fund-Police	$4.61
CUT OFF WHEELS - FLEET SHOP	
Water Operating Fund-Public Works-Water	$9.99
EXHAUST PIPE & VALVES - VEH 1215	
General Fund-Development Services	$60.92
FUEL & OIL FILTERS - VEH 1602	
General Fund-Public Works-Streets Utilities & Fleet Svcs	$40.86
MUD FLAPS - VEH 1991	
Wastewater Operating Fund-Public Works-Wastewater	$11.99
OIL DRY, ABSORBENT MAT ROLL	
Water Operating Fund-Public Works-Water	$432.24
PLOW LIGHTS (PAIR) PART #80990 - FOR SUPER DUTY TRUCKS	
General Fund-Public Works-Streets Utilities & Fleet Svcs	$619.00
RESONATOR - VEH 1214	
General Fund-Development Services	$56.33
293 - HAWKS NAPA AUTO PARTS Total	$1,836.40
294 - HAWKINS INC	
BULK LOAD OF ALUM FOR WESTPLANT	
Wastewater Operating Fund-Public Works-Wastewater	$4,502.96
294 - HAWKINS INC Total	$4,502.96

DETAIL BOARD REPORT 3/12/2020

VENDOR/DESCRIPTION/FUND/DEPARTMENT	*AMOUNT*
300 - HOME DEPOT CREDIT SERVICES	
BATTERY FOR EMERG LIGHT & NEW RESTROOM SIGNS	
General Fund-Public Works-Buildings & Grounds	$75.97
CHANNEL DRAIN-PW GARAGE DRAIN	
General Fund-Public Works-Streets Utilities & Fleet Svcs	$129.95
NEW TOILET FOR E PLANT/GARDEN HOSES FOR CLAIRIFIERS	
Wastewater Operating Fund-Public Works-Wastewater	$325.73
QUIKRETE CONCRETE MIX/FLOORDRAIN PROJECT	
General Fund-Public Works-Streets Utilities & Fleet Svcs	$133.56
QUIKRETE MORTAR MIX/STOCK CATCH BASIN REPAIRS	
General Fund-Public Works-Streets Utilities & Fleet Svcs	$249.20
300 - HOME DEPOT CREDIT SERVICES Total	$914.41
305 - HUNTLEY PARK DISTRICT	
REIMB VOH SHARE/MOVIES IN THE PARK	
General Fund-Legislative	$3,025.00
305 - HUNTLEY PARK DISTRICT Total	$3,025.00
309 - HUNTLEY TAX HOLDINGS LLC	
SALES TAX REBATE DEC 2019	
General Fund	$35,026.29
SALES TAX REBATE NOV 2019	
General Fund	$36,115.57
309 - HUNTLEY TAX HOLDINGS LLC Total	$71,141.86
331 - IL STATE POLICE	
PRE-EMPLOYMENT FINGERPRINT TESTING-HOWARD	
General Fund-Village Managers Office-Human Resources	$28.25
SOLICITOR FINGERPRINTING	
General Fund-Police	$135.00
331 - IL STATE POLICE Total	$163.25
365 - LANGTON GROUP	
SNOW REMOVAL SVCS AREA 1, RT 1	
General Fund-Public Works-Streets Utilities & Fleet Svcs	$3,658.13
SNOW REMOVAL SVCS AREA 2, RT 1	
General Fund-Public Works-Streets Utilities & Fleet Svcs	$3,045.00
SNOW REMOVAL SVCS AREA 3, RT 1	
General Fund-Public Works-Streets Utilities & Fleet Svcs	$4,959.38
SNOW REMOVAL SVCS CUL-DE-SACS	
General Fund-Public Works-Streets Utilities & Fleet Svcs	$6,340.23
365 - LANGTON GROUP Total	$18,002.74

VENDOR/DESCRIPTION/FUND/DEPARTMENT	*AMOUNT*
367 - LERMI	
2020 MEMBERSHIP DUES	
General Fund-Police	$25.00
367 - LERMI Total	$25.00
369 - LAW OFC THOMAS R BURNEY LLC	
BILL: COUNTRY DELIGHT	
Escrow / Recapture Fund	$875.00
BILL: HUNTLEY DEV LTD PARTNERSHIP/HORIZON	
Escrow / Recapture Fund	$1,050.00
LEGAL SERVICES	
General Fund-Legislative	$9,933.13
369 - LAW OFC THOMAS R BURNEY LLC Total	$11,858.13
380 - M&A PRECISION TRUCK REPAIR	
VEHICLE SAFETY INSPECTIONS	
General Fund-Public Works-Streets Utilities & Fleet Svcs	$60.00
Water Operating Fund-Public Works-Water	$45.00
380 - M&A PRECISION TRUCK REPAIR Total	$105.00
382 - MCHENRY CO CHIEFS OF POLICE ASSOC	
2020 MCHENRY CNTY CHIEFS ASSN DUES/PORTER,KLUNK,FULTON	
General Fund-Police	$150.00
382 - MCHENRY CO CHIEFS OF POLICE ASSOC Total	$150.00
383 - MCHENRY COUNTY	
LAREDO BILLING 2ND QTR	
General Fund-Legislative	$275.00
383 - MCHENRY COUNTY Total	$275.00
384 - MIAT	
2020 ANNUAL OPERATIONAL FEE	
General Fund-Police	$1,000.00
384 - MIAT Total	$1,000.00
389 - MARCO TECHNOLOGIES LLC	
LEXMAR LEASE PAYMENT	
General Fund-Development Services	$62.14
General Fund-Village Managers Office-Administration	$186.41
389 - MARCO TECHNOLOGIES LLC Total	$248.55
402 - MEADE ELECTRIC CO INC	
CLEAR STREETLIGHT WIRES & POLE HIT - KREUTZER & PRINCETON	
Liability Insurance Fund	$325.91

VENDOR/DESCRIPTION/FUND/DEPARTMENT		AMOUNT
REPAIR STREETLIGHT CABLE - 11988 BLOOMFIELD		
General Fund-Public Works-Streets Utilities & Fleet Svcs		$618.50
STREETLIGHT WIRE REPAIR - HALIGUS RD		
General Fund-Public Works-Streets Utilities & Fleet Svcs		$1,303.25
STREETLIGHT WIRING REPAIR - ENSTROM LN		
General Fund-Public Works-Streets Utilities & Fleet Svcs		$1,496.36
	402 - MEADE ELECTRIC CO INC Total	$3,744.02
423 - MAILFINANCE		
POSTAGE MACHINE LEASE 2.12.20-5.11.20		
General Fund-Development Services		$24.02
General Fund-Finance		$24.02
General Fund-Legislative		$24.02
General Fund		$317.84
General Fund-Police		$24.02
General Fund-Public Works-Administration		$24.02
General Fund-Village Managers Office-Administration		$24.02
Wastewater Operating Fund-Public Works-Wastewater		$24.02
Water Operating Fund-Public Works-Water		$24.02
	423 - MAILFINANCE Total	$510.00
424 - OFFICE DEPOT		
OFFICE SUPPLIES		
General Fund-Development Services		$35.41
General Fund-Finance		$7.83
	424 - OFFICE DEPOT Total	$43.24
425 - COMPASS MINERALS		
WATER SOFTENER SALT		
Water Operating Fund-Public Works-Water		$2,558.22
	425 - COMPASS MINERALS Total	$2,558.22
428 - NICOR GAS		
NATURAL GAS		
Wastewater Operating Fund-Public Works-Wastewater		$3,557.28
Water Operating Fund-Public Works-Water		$986.01
NATURAL GAS/11879 E MAIN ST		
Facilities & Grounds Maintenance		$95.98
	428 - NICOR GAS Total	$4,639.27
440 - P F PETTIBONE & CO		
P-TICKETS (1500)		
General Fund-Police		$1,303.85
	440 - P F PETTIBONE & CO Total	$1,303.85

VENDOR/DESCRIPTION/FUND/DEPARTMENT	AMOUNT
455 - POSTAL PROS SOUTHWEST INC	
UB 2/10/20-2/16/20	
General Fund-Legislative	$339.00
Wastewater Operating Fund-Public Works-Wastewater	$11.12
Water Operating Fund-Public Works-Water	$11.12
UB 2/17/20-2/23/20	
Wastewater Operating Fund-Public Works-Wastewater	$1,588.29
Water Operating Fund-Public Works-Water	$1,588.29
455 - POSTAL PROS SOUTHWEST INC Total	$3,537.82
480 - RECORD-A-HIT-ENTERTAINMENT	
1ST FRIDAY: GIANT GAMES NIGHT	
General Fund-Legislative	$1,372.50
480 - RECORD-A-HIT-ENTERTAINMENT Total	$1,372.50
481 - RED WING SHOE COMPANY INC	
BOOTS - T. FARRELL	
General Fund-Public Works-Administration	$175.49
WORK BOOTS/EGGLESTON	
General Fund-Development Services	$182.74
481 - RED WING SHOE COMPANY INC Total	$358.23
495 - RUSH TRUCK CENTER HUNTLEY	
BATTERY BOX COVER	
General Fund-Public Works-Streets Utilities & Fleet Svcs	$225.00
BUSHING, SPRING & REBOUND PINS - VEH 1602	
General Fund-Public Works-Streets Utilities & Fleet Svcs	$85.54
EXHAUST CLAMPS - VEH 1991	
Wastewater Operating Fund-Public Works-Wastewater	$23.48
FUEL TANK STRAP - VEH 1692	
General Fund-Public Works-Streets Utilities & Fleet Svcs	$520.00
MIRROR - VEH 1696	
General Fund-Public Works-Streets Utilities & Fleet Svcs	$74.90
REAR SPRING BRACKET - VEH 1602	
General Fund-Public Works-Streets Utilities & Fleet Svcs	$320.00
495 - RUSH TRUCK CENTER HUNTLEY Total	$1,248.92
496 - RUSSO POWER EQUIPMENT	
ICE MELT FOR SALT SPREADER	
Facilities & Grounds Maintenance	$128.99
SALT FOR DOWNTOWN SIDEWALKS & VLG FACILITIES	
General Fund-Public Works-Streets Utilities & Fleet Svcs	$355.25
496 - RUSSO POWER EQUIPMENT Total	$484.24

VENDOR/DESCRIPTION/FUND/DEPARTMENT	*AMOUNT*
517 - SMITH ECOLOGICAL SYSTEMS INC	
SERVICE CHLORINE REGULATORS	
Water Capital & Equipment Fund	$992.82
517 - SMITH ECOLOGICAL SYSTEMS INC Total	$992.82
518 - SMITH INDUSTRIAL RUBBER & PLASTICS INC	
ME2000 1-15/16" PILLOW BLOCK BEARINGS	
General Fund-Public Works-Streets Utilities & Fleet Svcs	$556.93
518 - SMITH INDUSTRIAL RUBBER & PLASTICS INC Total	$556.93
545 - THOMPSON ELEVATOR INSP SVC INC	
ELEVATOR INSPECTION	
General Fund-Development Services	$100.00
ELEVATOR INSPECTIONS	
General Fund-Development Services	$144.00
ELEVATOR PLAN REVIEW	
General Fund-Development Services	$100.00
545 - THOMPSON ELEVATOR INSP SVC INC Total	$344.00
547 - TODAYS UNIFORMS	
CARGO PANTS INGALLINERA	
General Fund-Police	$105.90
UNIFORM PANTS GREENE	
General Fund-Police	$55.95
547 - TODAYS UNIFORMS Total	$161.85
548 - TOM PECK FORD OF HUNTLEY INC	
WEATHER STRIP	
General Fund-Public Works-Streets Utilities & Fleet Svcs	$20.00
548 - TOM PECK FORD OF HUNTLEY INC Total	$20.00
552 - TRAFFIC CONTROL & PROTECTION	
SIGNS AND STRIPING SUPPLIES	
General Fund-Public Works-Streets Utilities & Fleet Svcs	$1,816.95
552 - TRAFFIC CONTROL & PROTECTION Total	$1,816.95
556 - TPI TYLER PRESS INC	
500 ENVELOPES	
General Fund-Police	$89.35
500 WINDOW ENVELOPES	
General Fund-Police	$99.90
BUSINESS CARDS-MCGRATH, PROKUSKI & LANUTE	
General Fund-Police	$149.85
M MUMENTHAL 500 BUSINESS CARDS	

VENDOR/DESCRIPTION/FUND/DEPARTMENT		AMOUNT
General Fund-Police		$49.95
WATER SHUT OFF NOTICES(1000)		
Water Operating Fund-Public Works-Water		$523.55
WATER SHUT OFF/RETURNED PAYMENT(500)		
Water Operating Fund-Public Works-Water		$331.35
	556 - TPI TYLER PRESS INC Total	$1,243.95
557 - TYLER TECHNOLOGIES INC		
FINANCIAL SOFTWARE UPGRADE PROJ/EXECUTIME		
Equipment Replacement Fund		$93.75
NEW WORLD ANNUAL SAAS - QRTLY BILLING		
General Fund-Finance		$8,840.63
Wastewater Operating Fund-Public Works-Wastewater		$4,420.31
Water Operating Fund-Public Works-Water		$4,420.31
	557 - TYLER TECHNOLOGIES INC Total	$17,775.00
558 - THE UPS STORE 6063		
SHIPMENT TO SES ROCKFORD		
Water Operating Fund-Public Works-Water		$16.80
SHIPMENT TO ROCKFORD		
Water Operating Fund-Public Works-Water		$18.57
	558 - THE UPS STORE 6063 Total	$35.37
560 - USA BLUE BOOK		
MANHOLE COVER LIFTER, WIRE CONNECTORS		
Wastewater Operating Fund-Public Works-Wastewater		$164.47
	560 - USA BLUE BOOK Total	$164.47
572 - VILLAGE OF DOWNERS GROVE		
HEALTH INSURANCE PREMIUM/PORTER-4/2020		
Benefits Fund		$1,108.94
	572 - VILLAGE OF DOWNERS GROVE Total	$1,108.94
573 - VILLAGE OF ALGONQUIN		
INSPECTION SERVICES - 1/2020		
General Fund-Development Services		$4,292.00
	573 - VILLAGE OF ALGONQUIN Total	$4,292.00
580 - WELCH BROTHERS INC		
ADJUSTING RINGS		
General Fund-Public Works-Streets Utilities & Fleet Svcs		$435.00
	580 - WELCH BROTHERS INC Total	$435.00

VENDOR/DESCRIPTION/FUND/DEPARTMENT	*AMOUNT*
630 - CIVILTECH ENGINEERING INC	
TRAFFIC IMPACT STUDY RT47&MAIN ST	
General Fund-Development Services	$2,917.60
630 - CIVILTECH ENGINEERING INC Total	$2,917.60
640 - PERSPECTIVES LTD	
MONTHLY EAP SERVICES	
General Fund-Village Managers Office-Human Resources	$285.00
640 - PERSPECTIVES LTD Total	$285.00
677 - CARGILL INC	
ROAD SALT	
General Fund-Public Works-Streets Utilities & Fleet Svcs	$37,750.26
677 - CARGILL INC Total	$37,750.26
689 - O'REILLY - STORE 5851	
TRANSMISSION TOOL	
Water Operating Fund-Public Works-Water	$11.99
689 - O'REILLY - STORE 5851 Total	$11.99
697 - NATIONAL ENERGY CONTRACTORS INC	
CBOND 2019-0105 13057 STONE CREEK CT	
General Fund	$219.60
697 - NATIONAL ENERGY CONTRACTORS INC Total	$219.60
738 - C T VEACH INC	
DRAIN TILE INSTALLATIONS BY PUBLIC SIDEWALKS - 5 LOCATIONS	
Street Improvement/Road & Bridge	$3,630.00
738 - C T VEACH INC Total	$3,630.00
858 - NORTHWESTERN MEDICINE OCCUPATIONAL HEALTH	
PRE-EMPLOYMENT PHYSICAL & DRUG SCREEN-SCHAU	
General Fund-Village Managers Office-Human Resources	$187.00
858 - NORTHWESTERN MEDICINE OCCUPATIONAL HEALTH Total	$187.00
933 - GREVE CONSTRUCTION INC	
DOWNTOWN SNOW REMOVAL	
General Fund-Public Works-Streets Utilities & Fleet Svcs	$7,750.00
933 - GREVE CONSTRUCTION INC Total	$7,750.00
937 - CURRAN CONTRACTING CO	
UPM - FOR POTHOLES	
General Fund-Public Works-Streets Utilities & Fleet Svcs	$324.80
937 - CURRAN CONTRACTING CO Total	$324.80

VENDOR/DESCRIPTION/FUND/DEPARTMENT	AMOUNT
982 - DOUBLE D BOOKING INC	
1ST FRIDAY NIGHT BAND-DEPOSIT	
General Fund-Legislative	$1,525.00
982 - DOUBLE D BOOKING INC Total	$1,525.00
983 - HUNTLEY FORD	
BRAKE PADS & ROTORS - VEH 40-15	
General Fund-Police	$223.01
CATALYTIC CONVERTER - VEH 2613	
General Fund-Police	$466.37
COOLANT TANK - VEH 40-15	
General Fund-Police	$99.62
HOSES - VEH 40-15	
General Fund-Police	$122.34
RADIATOR HOSES, COOLANT TANK - VEH 2613	
General Fund-Police	$187.89
SPARK PLUGS & BOOTS - VEH 24-16	
General Fund-Police	$87.48
TUBE ASY TRANS LINES - VEH 1661	
General Fund-Public Works-Streets Utilities & Fleet Svcs	$39.56
WASHER NOZZLE - VEH 40-15	
General Fund-Police	$7.90
WASHER NOZZLE & HOSE - VEH 40-15	
General Fund-Police	$23.90
983 - HUNTLEY FORD Total	$1,258.07
984 - REICHE CONSTRUCTION	
REFUND HYDRANT METER DEPOSIT	
Water Operating Fund	$2,000.00
984 - REICHE CONSTRUCTION Total	$2,000.00
988 - QUIRK, DANIEL	
CBOND 2019-0883	
General Fund	$100.00
988 - QUIRK, DANIEL Total	$100.00
989 - PAKIZ, DAVID	
CBOND 2019-0770 11813 LUDBURY RIDGE	
General Fund	$100.00
989 - PAKIZ, DAVID Total	$100.00
990 - GALLANT CONSTRUCTION	
CBOND 2019-0272 10101 RT 47	
General Fund	$5,000.00
990 - GALLANT CONSTRUCTION Total	$5,000.00

DETAIL BOARD REPORT 3/12/2020

VENDOR/DESCRIPTION/FUND/DEPARTMENT	*AMOUNT*
991 - VILLAGE SPRINKLERS	
CBOND 2019-0454 11200 KILEY DR	
General Fund	$200.00
991 - VILLAGE SPRINKLERS Total	$200.00
Grand Total	*$306,446.62*

MANUAL CHECK RUN 2/20/2019

***Approved at the 12/19/19 Village Board Meeting*

VENDOR/DESCRIPTION/FUND/DEPARTMENT	Amount
980 - JAYDEV BREW INC DBA MORE BREWING	
BUS DEV INCENTIVE AGREEMENT	
Capital Projects and Improvement	$75,000.00
980 - JAYDEV BREW INC DBA MORE BREWING Total	**$75,000.00**
Grand Total	***$75,000.00***

VILLAGE OF HUNTLEY
PETTY CASH CHECKING ACCOUNT - AMERICAN COMMUNITY BANK

DATE	CK#	AMOUNT	PAYEE	DESCRIPTION	01-00-0-1033 G/L Account #
2/4/2020	1617	50.00	HORIZONS FOR THE BLIND INC.	Memorial Ralph Dawson	100-10-00-6250
		50.00	**Submitted to Village Board Meeting 3/12/20**		

Agenda Item: **Policy Direction – Parking on Sun City Boulevard and in Sun City Neighborhood 5**

Department: **Village Manager's Office; Police Department**

Introduction

Parking on Sun City Boulevard in the vicinity of the Eakin Ball Field and the Tall Oaks Tennis Court areas has become an issue. Both of these venues are heavily used from mid-spring through early fall. Staff has met with league officials from both of these facilities and learned some brief background regarding the popularity of these locations. Currently, Eakin Field hosts approximately 245 players across three leagues that run six days a week. The players are residents of Huntley/Sun City and many of these events include spectators as well. Eakin Field is also host to major events such as the annual Veteran's day game and Police/Fire softball game on National Night Out. The Tennis Courts host approximately 203 pickleball players and 213 tennis players in their leagues. These participants are also Huntley/Sun City residents.

The current pavement markings and signage on the roadway do not allow for parking along Sun City Boulevard at any location. The 2006 approval for the expansion of the tennis court area acknowledged that the off-street parking provided in the parking lot did not provide the required spaces and that overflow parking is to take place in the Prairie Lodge parking lot. However, parking is allowed in Sun City Neighborhood 5 (NH5) consisting of Drendel Road and Shirley Lane. As parking is currently not restricted on these streets, cars are often parked on both sides of Drendel Road and Shirley Lane in the vicinity of the Tall Oaks Tennis Court. This item was originally discussed by the Village Board on July 11, 2019. There was a general consensus of the Village Board to reinforce the overflow parking for the tennis courts to park at the Prairie Lodge and have CAM install larger signs directing the overflow parking. Staff was directed to meet with CAM as well as representatives from the pickleball and tennis clubs. As for the softball field parking issue, there was a general consensus to address the situation prior to the 2020 softball season.

Staff Analysis

Staff has worked with CBBEL to identify a pavement marking and signage plan that would provide for an area of parking near the softball field and tennis/pickleball courts on Sun City Boulevard. The plan includes pavement markings and signage identifying a 9-foot wide parking lane on the north side of Sun City Boulevard commencing approximately 80 feet west of Del Webb Boulevard for approximately 2,800 feet to about 55 feet east of Crestview Drive. The westbound traffic would consist of one 15-foot wide lane through the parking area and then resuming with dual 12-foot wide through lanes to Countryview Boulevard. This would provide for approximately 81 on-street parking spaces on the north side of the road. The south side of Sun City Boulevard would remain dual 12-foot wide lanes for eastbound traffic. From a public safety perspective, this appears to be the most viable option for Sun City Boulevard.

An option is also presented to restrict parking on the north side of Drendel Road and the west side of Shirley Lane in the vicinity of the tennis/pickleball courts. Staff has received complaints from various residents in this area pertaining to on-street parking for those utilizing the Tall Oaks Tennis Courts. Concerns have been expressed by at least one resident that Fire Department equipment may have a difficult time getting through if vehicles are parked on both sides of the street. If additional on-street

parking is made available on Sun City Boulevard, it may help to minimize on-street parking on Drendel Road and Shirley Lane.

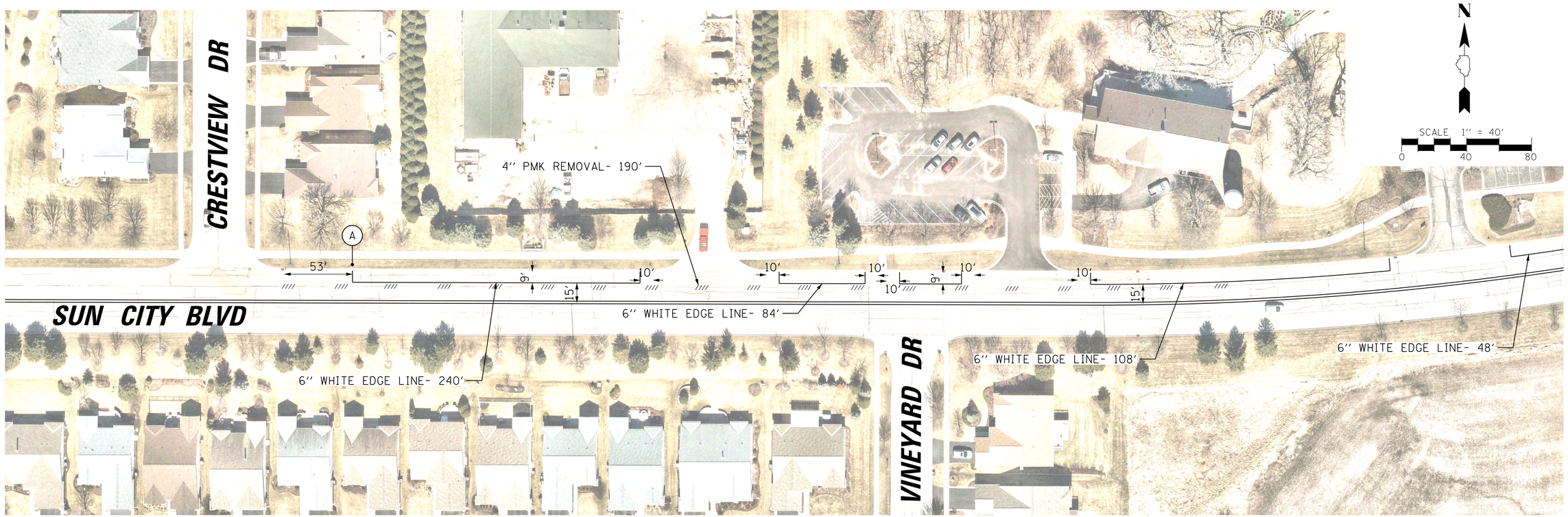
Staff has met with representatives from Sun City's Community Association Management Team who are familiar with the parking concerns expressed at both locations. CAM is considering additional signage and possible landscaping changes to encourage tennis court participants to utilize the Prairie Lodge Parking Lot for over-flow parking. An additional parking facility north of Eakin Field does not appear feasible at this point due to numerous site constraints, including the location of the Sun City Lift Station as well as drainage issues.

Financial Impact
The estimated cost to revise pavement markings and install signage along a section of the roadway to accommodate on-street parking is approximately $3,000.

Legal Analysis
None required.

Action Requested
A consensus of the Village Board regarding revision of pavement markings on the north side of Sun City Boulevard to allow on-street parking on a section of the roadway generally between Del Webb Boulevard. and Crestview Drive and to restrict parking on the north side of Drendel Road and the west side of Shirley Lane in the vicinity of the tennis/pickleball courts.

Exhibit
1. Proposed Sun City Blvd Pavement Markings Exhibit
2. Option 2 –Drendel Road and Shirley Lane



81 TOTAL PARKING STALLS CREATED

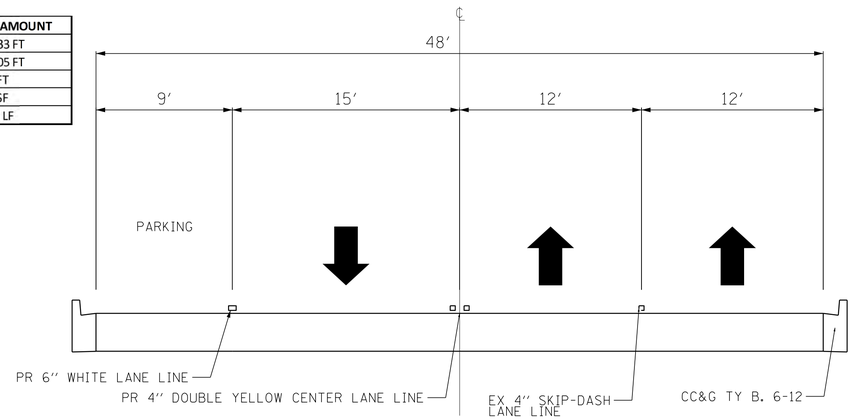
QUANTITIES

ITEM	AMOUNT
4" WHITE SKIP-DASH LINE REMOVAL	1,233 FT
6" WHITE EDGE LINE	2,405 FT
12" WHITE DIAGONAL 10' C-C	51 FT
SIGN PANELS, TYPE 1	36 SF
SIGN POST, TYPE A	276 LF

(A)



12"x18"



TYPICAL SECTION– SUN CITY BLVD

SCALE: 1"= 10'

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

CLIENT:

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

NO.	DATE	NATURE OF REVISION	CHKD.

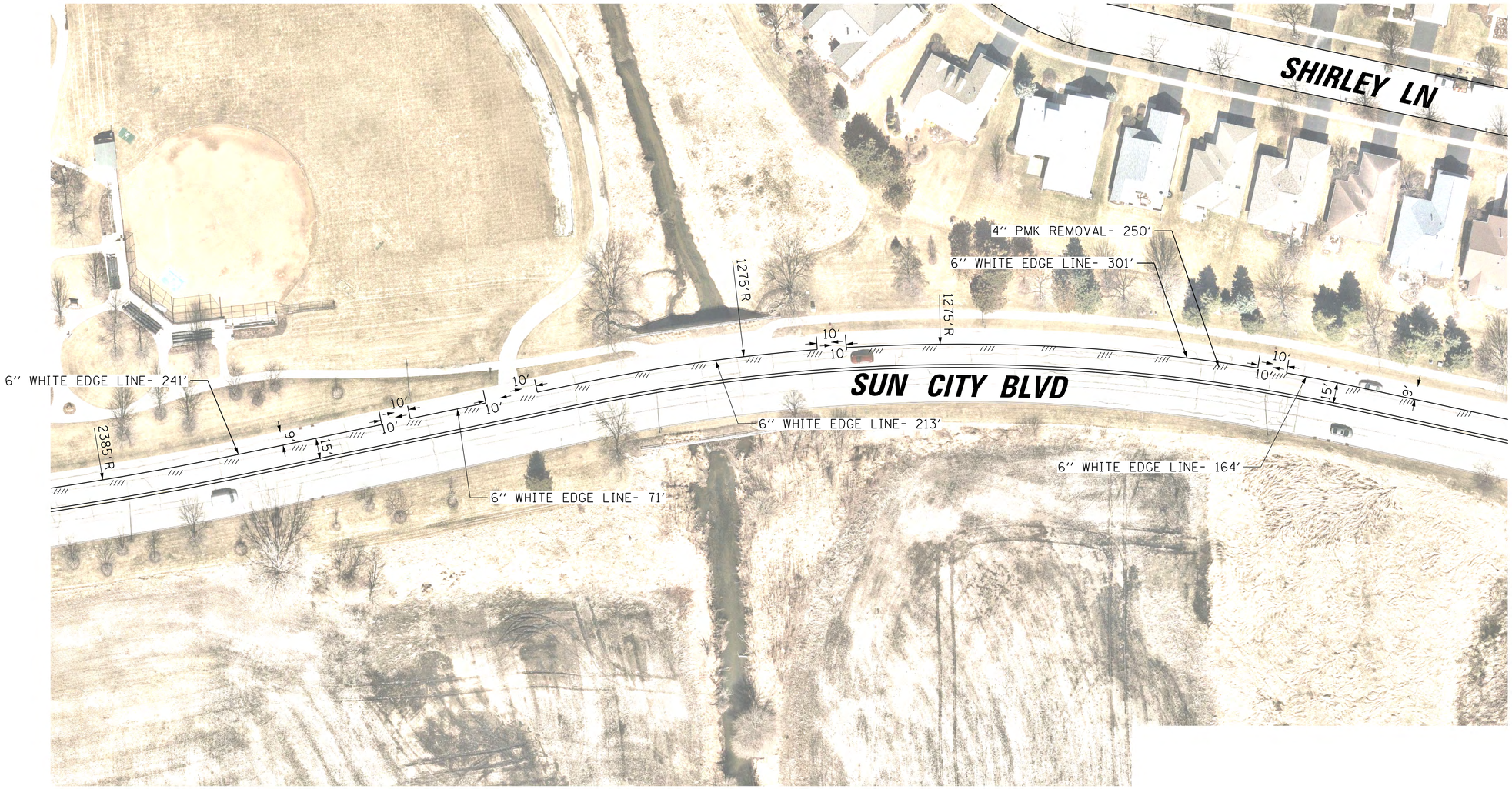
DSGN.	
DWN.	EDT
CHKD.	
SCALE:	40'
PLOT DATE:	2/3/2020
CAD USER:	mgoldenberg
MODEL:	EXH

FILE NAME N:\Huntley\Sun City Blvd\013020\sun_city_1.sht

TITLE:

SUN CITY BOULEVARD PAVEMENT STRIPPING

PROJ. NO.	000
DATE:	2/3/2020
SHEET	3 OF
DRAWING NO.	1



N

SCALE 1'' = 40'

0 40 80

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

CLIENT:

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

NO.	DATE	NATURE OF REVISION	CHKD.

FILE NAME N:\Huntley\Sun City Blvd\013020\sun_city_2.sht

DSGN.	
DWN.	EDT
CHKD.	
SCALE:	40'
PLOT DATE:	2/3/2020
CAD USER:	mgoldenberg
MODEL:	EXH

TITLE:

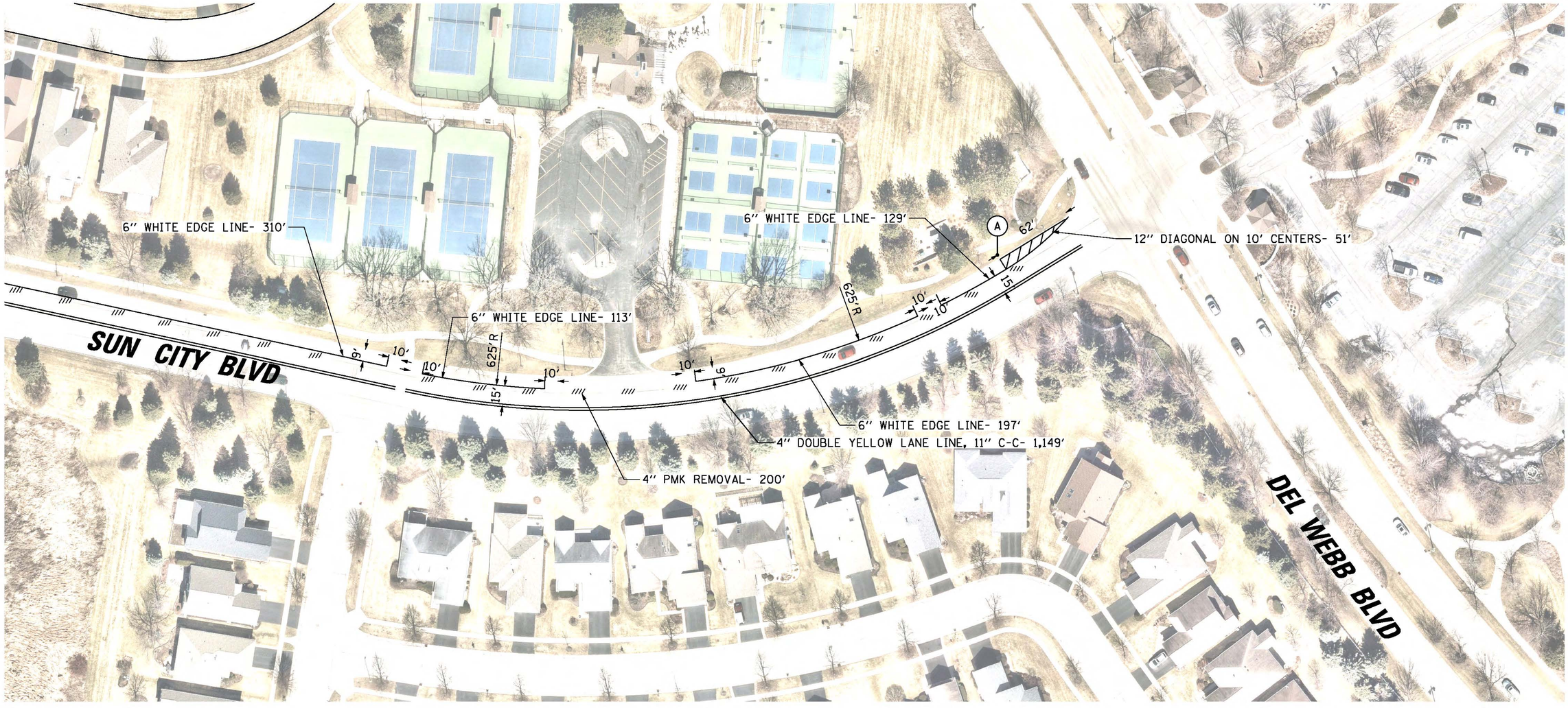
SUN CITY BOULEVARD PAVEMENT STRIPPING

PROJ. NO. 000
DATE: 2/3/2020
SHEET 4 OF
DRAWING NO. 2

N

SCALE 1" = 40'

0 40 80



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

CLIENT:

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

NO.	DATE	NATURE OF REVISION	CHKD.

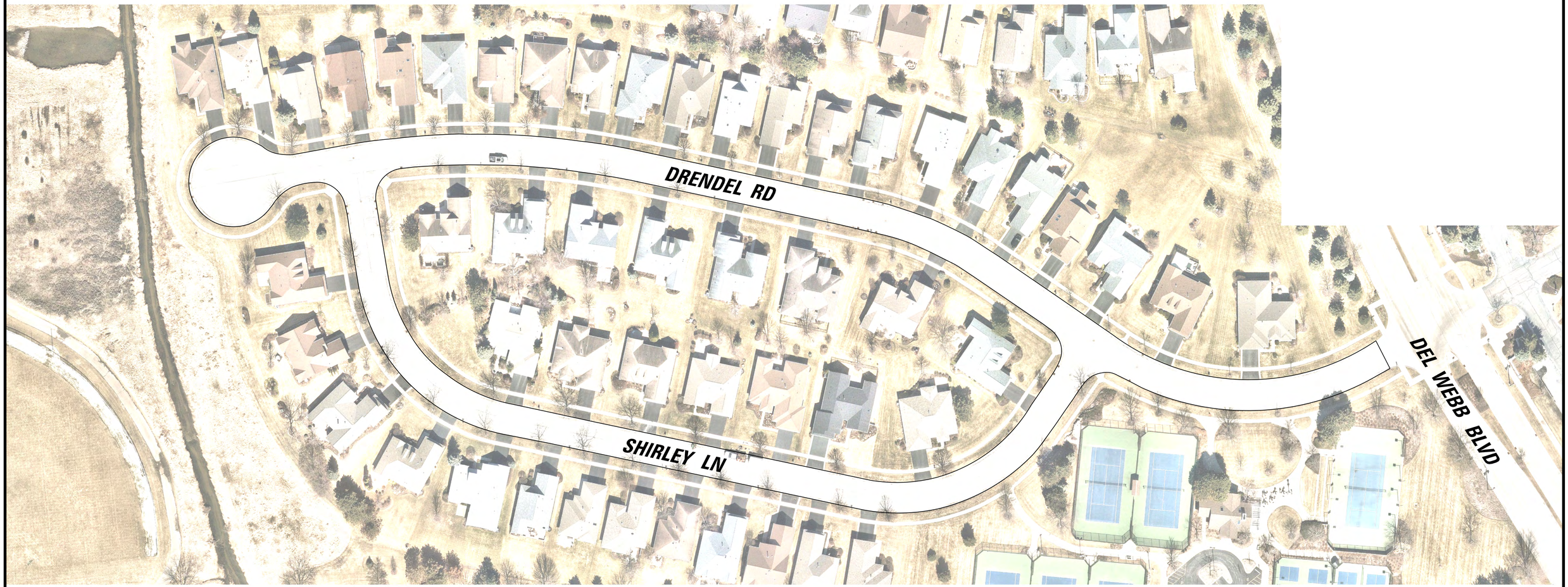
FILE NAME: N:\Huntley\Sun City Blvd\013020\sun_city_3.sht

DSGN.	
DWN.	EDT
CHKD.	
SCALE:	40'
PLOT DATE:	2/3/2020
CAD USER:	mgoldenberg
MODEL:	EXH

TITLE:

SUN CITY BOULEVARD PAVEMENT STRIPPING

PROJ. NO.	000
DATE:	2/3/2020
SHEET	5 OF
DRAWING NO.	3



OPTION 1: EXISTING CONDITIONS

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

CLIENT:

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

NO.	DATE	NATURE OF REVISION	CHKD.

DSGN.	
DWN.	EDT
CHKD.	
SCALE:	50'
PLOT DATE:	2/3/2020
CAD USER:	mgoldenberg
MODEL:	EXH

FILE NAME N:\Huntley\Sun City Blvd\013020\drendel_shirley_1.sht

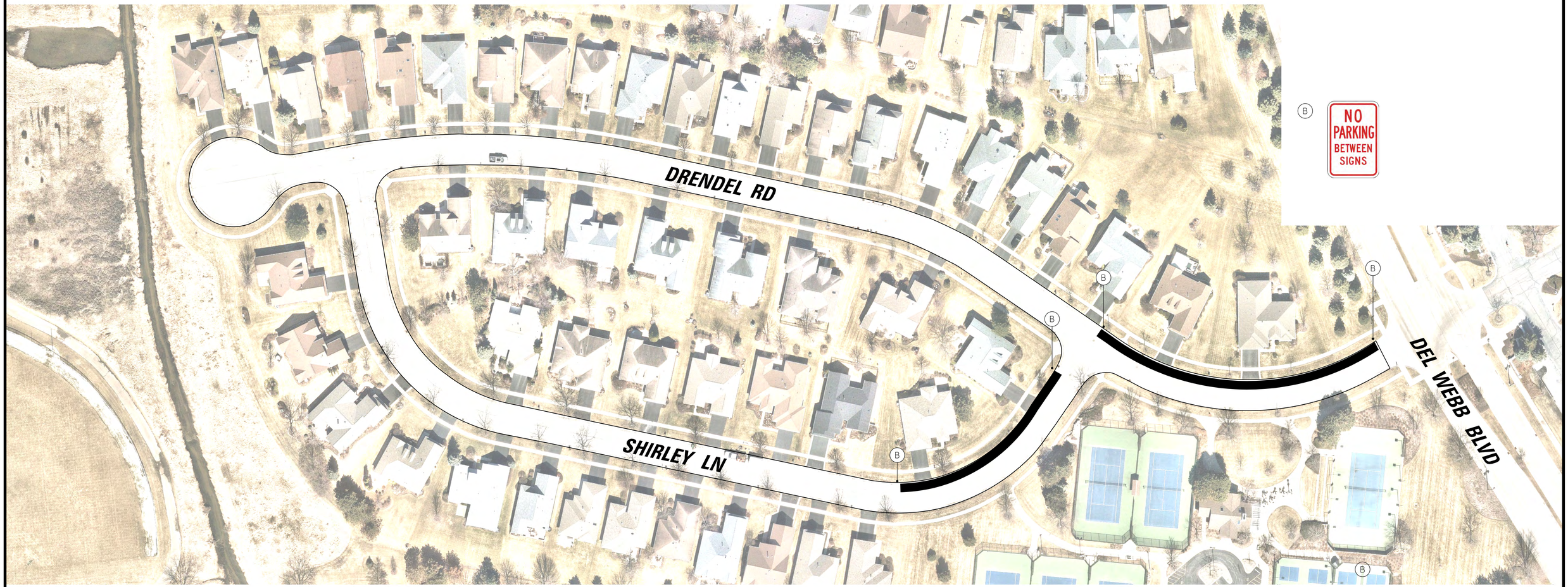
TITLE:

PARKING RESTRICTION EXHIBIT 1
EXISTING CONDITIONS

PROJ. NO.	000
DATE:	2/3/2020
SHEET	1 OF
DRAWING NO.	EXH 1

N

SCALE 1" = 50'
0 50 100



OPTION 2:

NORTH SIDE, NO PARKING

BY TENNIS COURTS

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

CLIENT:

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

NO.	DATE	NATURE OF REVISION	CHKD.
FILE NAME		N:\Huntley\Sun City Blvd\013020\drendel_shirley_2.sht	

DSGN.	
DWN.	EDT
CHKD.	
SCALE:	50'
PLOT DATE:	2/3/2020
CAD USER:	mgoldenberg
MODEL:	EXH

TITLE:

PARKING RESTRICTION EXHIBIT 2
NORTH SIDE – NO PARKING
BY TENNIS COURTS

PROJ. NO.	000
DATE:	2/3/2020
SHEET	2 OF
DRAWING NO.	EXH 2

February 7, 2020

Dear Members of the Board of Trustees, Mr. Porter and Ms. McMahon:

At the board meeting of February 13, you will be considering the issue of parking on Sun City Blvd. to accommodate activities, all of which are almost exclusively during daylight hours, during the months of April-September.

I would like to offer some perspectives that I think might help resolve this issue in the **least intrusive, cost-effective manner**, with the added benefit of meeting a high priority for safety.

Please note that I am writing as an individual. Please do not infer that I speak on behalf of any specific organization. On the other hand, the clubs impacted by the parking policy, tennis, pickleball and softball, have a combined membership of approximately 700 members. They and their families are surely interested in how this issue is resolved.

Here are a few points to consider:

- I believe there have been not been any accidents over an extended number of years related to parking on Sun City Blvd. for tennis, pickleball, or softball.
- It is true that parking in the Prairie View Lodge parking lot to access the tennis/pickleball courts is not an unreasonable walking burden. After all, players are going to play an active sport. However, crossing Del Webb Blvd. to access the courts is sure to generate numerous and serious safety issues that will be outlined below.
- Creating consistent policies is very important. The far more extensive parking needs on Sun City Blvd. for those accessing Eakin Field for softball need to be addressed in a reasonable, coherent manner and similar policies should extend to other parts of Sun City Blvd.

Safety issues:

It is important to note the historical lack of accidents related to parking on Sun City Blvd. After all, it has unusually little traffic for such a road. Players can easily exit their cars and move to an existing sidewalk to access the courts; similarly, this has been the case for accessing the softball fields even if there is usually parking on both sides of the road for many games since they attract quite a few spectators. (Note: overflow parking for the courts on Sun City Blvd. has been exclusively on the north side only.)

If court players were required to park in the Prairie View Lodge lot, each player would have to cross Del Webb Blvd. at least twice, to and fro. That intersection is already a highly stressful environment with 9 lanes of entering traffic and 7 lanes of exiting traffic being accommodated without a signal system through driver courtesy and careful entry into the intersection.

Even so, I have seen at least two accidents at that intersection in the last two years, one of which involved an SUV being flipped completely on its side. It also seems that at times there is some non-resident through traffic, primarily younger drivers coming to/fro the high school. Please note that current pedestrian traffic at this intersection is effectively nonexistent.

Surprisingly, it appears that no one has addressed the added stress that a large number of pedestrians would add to the intersection. It seems reasonable to estimate that tennis and pickleball (combined) may have as many as 100 or more players in any given morning (there are usually multiple 2 hour play sessions) and another similar number (100 or so) throughout the late afternoon or evening. That would generate 2-400 (est.) daily pedestrian crossings into the busiest, most complex intersection in Sun City. It is one thing to have a fender-bender in which someone would be unlikely to be seriously injured but any accident involving a pedestrian would surely be a tragedy for this community.

Currently a pedestrian crossing Del Webb Blvd. is an extremely rare occurrence; but one must consider how great a complication it would be to introduce a large number of senior pedestrians to this area. Also please note that there may not be adequate traffic island space for pedestrians to wait safely in the middle of the 5 traffic lanes that must be negotiated, twice a day for each player, some of whom may be less spry than in years past.

Other considerations:
A consistent policy to address the parking needs of the softball club needs to be developed. Whatever happens in one section of Sun City Blvd. should also happen in another. Nothing drives a community to dissatisfaction more quickly than a perceived lack of fairness and consistency.

The SC community issue then boils down to addressing the complaints of a few residents by avoiding parking on Drendel/Shirley by the few tennis or pickleball players who had been doing so. I believe the clubs involved are capable of addressing this issue.

More items for consideration:

- Consider a permanent "No parking anytime from here to corner" area on Sun City Blvd. from Del Webb Blvd. heading west to the first fire hydrant or the parking lot entry point to make sure that vehicles are never parked too close to the intersection and also to improve sight lines for those exiting the courts' parking lot.
- Solving the parking issue by maintaining the current practice - historical overflow parking on Sun City Blvd., for tennis and pickleball will then make the current situation at the softball field consistent and safe as well, especially since there appears to be no other options for parking near Eakin Field. You certainly don't want to drive softball parking to the contiguous residential streets. In short, it ain't broke so why are some trying to fix it.
- Please consider that banning parking on Sun City Blvd. in favor of the Prairie View lot would probably drive even more parking to Drendel/Shirley than currently exists. That could easily get complicated more quickly than one might expect.

Finally, if overflow parking is mandated in the Prairie View Lodge lot (and eventually banned on all or parts of Sun City Blvd., Drendel and Shirley), I predict that an extensive renovation of the major intersection of Sun City Blvd. and Del Webb Blvd. will soon be considered essential. Hopefully this will not be a response to a serious injury, but surely a renovation, complete with signals and pedestrian enhancements to meet normal standards for safety, will be likely. While

the cost would be a substantial burden for the Village, it seems logical to exhaust all other solutions before engaging in such a large project.

I would also be more than willing to assist in advancing a solution should you believe my input could be helpful. I can assure you that the community appreciates your willingness to tackle this and similar issues for the benefit of the entire community.

Thank you for listening.

Yours truly,

Michael T. Christy
12690 Crestview Dr.
Huntley, Illinois 60142
(573) 673 4558
christy37@mac.com

Addendum:
For your consideration, I'd like to offer two relevant perspectives on the issue of parking on Sun City Blvd.:

"A university is a collection of faculty, students, staff and alumni united by a common concern for parking." (Clark Kerr, President of the Univ. of California). As you surely know, many of the concerns of this fine community are also related to this concept. No doubt this is an issue that the Village Board faces regularly.

"If it ain't broke, don't fix it!" (Attributed to many wise people)

Agenda Item: **Discussion – Historic Preservation Commission Request to Begin the Formal Review Process to Designate the Village's Town Square a Certified Landmark**

Department: **Development Services Department – Planning and Zoning**

Introduction

The Historic Preservation Commission is requesting consensus from the Village Board to conduct a public hearing to designate the Village's Town Square a Certified Landmark ("Landmark") in accordance with Chapter 151 Historic Preservation of the Village of Huntley Code. If designated a Landmark, any proposed changes to the Town Square would require a Certificate of Appropriateness in accordance with Section 159.050 of the Historic Preservation Ordinance. A Certificate of Appropriateness requires a public hearing before the Historic Preservation Commission.

Financial Impact

Not applicable.

Legal Analysis

None required.

Action Requested

The Historic Preservation Commission is requesting Village Board consensus to begin the formal review process to designate the Village's Town Square a Certified Landmark.

Exhibits

1. Letter from the Historic Preservation Commission
2. Draft Landmark Application, including attachments
3. Aerial Photograph

HUNTLEY HISTORIC PRESERVATION COMMISSION

CHAIRPERSON
Donna Britton

VICE CHAIR
Lonni Oldham

COMMISSIONERS
Keith Mallegni
Burt Natkins
Geri Rizzo
Deb Waters

Re: Huntley Town Square - Landmark

Huntley Village Trustees,

The Historic Huntley Town Square with the most recognizable icon of the community, the Gazebo, should be honored with Huntley Landmark status.

In 1851, Village founder, T. S. Huntley, planned the village and by 1853 had donated the land for the town which included the square. Most of the buildings that still surround the Square housed the original businesses that prospered in Huntley's early days. The attached Self-Guided Walking Tour provides more information about these businesses.

Not only is the Square historic, it continues to be a beautiful, welcoming anchor in Old Downtown Huntley. The plantings and grounds draw people to stroll through or to spend time enjoying the Square. It is a wonderful setting for many community events.

The Commission accordingly requests that the Village Board now grant permission to the Commission to prepare an application for the landmarking of the Town Square for your consideration and approval. The landmarking of this longtime community asset would in fact be appropriate and fitting in light of its historic past and future use.

Sincerely,
The Huntley Historic Preservation Commission

Village of Huntley

Application for Landmark Designation

Address of proposed landmark: Area bordered by Church Street, Coral Street, Main Street and Woodstock Street

Owner(s) Name: Village of Huntley

Address: 10987 Main Street

City: Huntley State: IL ZIP: 60142

Telephone: 847-515-5200

Individual completing this form: Historic Preservation Commission

Name as it should appear on plaque (ex. Hoy House)

Village of Huntley Town Square

Consent to Landmark

As a property owner in Huntley, I recognize the value of preserving the past of those who have built our community. Their contributions have shaped our town. Landmarking honors their memory and reminds us of their contributions.

Therefore, I consent to the application procedure and subsequent landmarking of my property at _Village Town Square__ according to the preservation ordinance of the Village of Huntley and the Huntley Historical Preservation Commission.

_____ _____

Date

_____

Signature of owner(s)

DRAFT

Please complete the following information sections as fully as possible to assist in determining landmark status. Should you wish to attach additional information please do so.

Property Tax Identification Number (PIN):

18-28-381-001 and -002

Legal Description:

Adjoining Properties: Please describe all structures located on the nominated property as well as those on adjoining lots.
See attachment.

Please check all categories that apply to the nominated property.

__√__ It has significant character, interest or value as part of the historic, cultural, aesthetic or architectural characteristics of the Village, the State of Illinois or the United States.

__√__ It is closely identified with a person or persons who significantly contributed to the culture or development of the Village, the State of Illinois, or the United States.

_____ It involves the notable efforts of, or is the only known work by, a master builder, designer, architect, architectural firm, or artist whose individual accomplishment has influenced the development of the Village, the State of Illinois, or the United States.

__√__ Its unique location or singular physical characteristics make it an established or familiar visual feature.

__√__ Its activities make it a current or former focal point of reference in the Village.

__√__ It is associated with a use once common but is now rare, or is a particularly fine or unique example of a utilitarian structure and possesses a high level of integrity or architectural significance.

__√__ It is in an area that has yielded or is likely to yield historically significant information, or even prehistoric data.

DRAFT

Current Use of Property:

_____ Single family residence _____ Commercial

_____ Multi-family residence _____ Industrial

_____ Institutional Residence _____ Church

__√__ Other Use (Indicate type) __Parks and Open Space___

Date of Construction: *See Attachment*

Dates of Major Modifications: *See Attachment*

Architect (s) and Builder(s): _____

Architectural Style(s): _____

Architectural Highlights: The open land of the Town Square has allowed for visiting and relaxing since the Village was founded. The open space, gazebo, benches, and paths continue to offer respite and recreation to residents.

Construction Material: Open land with landscaping, wooden gazebo, park benches, war memorials of stone, bronze and metal.

Historical Narrative:

On separate paper, please summarize the pertinent history of the property. Include uses of the property and the achievements of any residents. Indicate any unusual facts that make this property unique. Attach this historical summary to this application.

Please see attached *Huntley's Historic Town Square: A Self-Guided Tour* document

Photographs:

Please attach photos of the front, rear and side views of the property.

Site Plan:

Please attach a copy of the plat of survey.

See Attachment

DRAFT

Nomination Form and Rating System:

Please be advised the Historical Preservation Commission will complete the attached form as one method of evaluating the nominated property.

Following a public hearing and review of this application, the Historical Preservation Commission will submit your completed application and its recommendation to the Huntley Village Board of Trustees.

Research Assistance

The following suggested sources might aid your efforts in completing this application.

Grafton Township Office, 10109 Vine Street, Huntley - (847) 669-3383
http://www.graftontownship.us/assessor/assessor.html

McHenry County Historical Society: 6422 Main Street, Union – (815) 923-2267
http://www.mchsonline.org

Huntley Area Library: 11000 Ruth Road, Huntley – (847) 669-5386
http://www.huntleylibrary.org/

Woodstock Public Library: 414 W. Judd Street, Woodstock – (815) 338-0542
http://www.woodstock-il.com (Woodstock, IL website)

National Register of Historic Places – c/o National Park Service - ***http://www.nps.gov/nr/***

Landmark Illinois - ***http://www.landmarks.org/***

Interior *(Optional):*

Huntley's Historic Preservation Ordinance does **not** require evaluation of the interior of a property under landmark consideration. The Commission does respectfully request property owners to supply any pertinent historical information regarding the interior features of the proposed property. Information about types of structures such as built in cabinets, window seats, wooden trim and floors, and the like would help record the property's history. Also important would be information about early plumbing, heating and electrical systems.

If you'd wish to supply photographs of the interior of the property, we would appreciate it. Such photos would help to preserve historical accuracy of our town's treasures.

Thank you.

DRAFT

Huntley Town Square Landmark Application
- Attachment -

Adjoining Properties: Please describe all structures located on the nominated property as well as those on adjoining lots.

The Huntley Town Square is a lovely, pastoral setting. It is home to the gazebo, previously the bandstand, which graces our Village's logo. Surrounding the gazebo are numerous well-maintained flower beds, landscaping and various plaques and war memorials. Memorial bricks lead pathways to the park benches where visitors may rest and enjoy the outdoors.

Adjoining the Town Square is Huntley's historical business district, home to Fenwick, Pabst, Dolby, Hadley, Heinemann, Sawyer-Kelley, Devine and Skeels, Hawley, Weltzien, Schmalz and many others from the community's past. Today, modern businesses carve out their piece of history as they provide goods and services in the quaint, historic setting.

Date of Construction: The Square was part of Huntley from the founding of our town.

Dates of Major Modifications and Architect(s) and Builder(s):

The current gazebo was built in 1994 by local businesses. Previously a gazebo-like bandstand built by Andrew Schmitt in 1917 stood at this site. An earlier bandstand preceded Mr. Schmitt's.

Historical Narrative:

In 1851, Thomas Stillwell Huntley laid out the village which bears his name. He donated land for the village which included the town square. See the attached Huntley Historic Town Square Self-guided Tour featuring details about the historic sites encompassing the square.

Huntley Town Square – Artifacts Items and Descriptions



FIRE BELL

The fire bell formerly hung in a tower near the gazebo and was rung to summon the volunteer firemen. In 1968, it was replaced with a siren. The bell was known to have been in a Chicago church prior to the 1871 Great Fire.

WORLD WAR PLAQUE/ROCK



Huntley Woman's Club had this large stone and plaque erected to recognize local soldiers in WWI.



MINE THROWER

This WWI German mine thrower was mounted in the Town Square by citizens of Huntley as a tribute to those who served.

SESQUICENTENNIAL BRICKS



The Sesquicentennial bricks were purchased by donors to support Huntley's 150th anniversary celebration in 2001.



GAZEBO/BANDSTAND

The Huntley Town Square park, donated by T. S. Huntley in the 1850's, has housed a bandstand or gazebo since the late 1800's. The structure was replaced in 1910, and the current gazebo was built in 1994. The 2001 Huntley Sesquicentennial time capsule is buried in the gazebo floor.

CLOCK



The clock was donated by the family of Florence T. (Conley) Schaffenegger



VETERANS MEMORIAL

Funds were raised by a community group to erect a memorial to honor all who serve the nation. The memorial was dedicated in 2016 and includes a database in addition to engraved bricks.

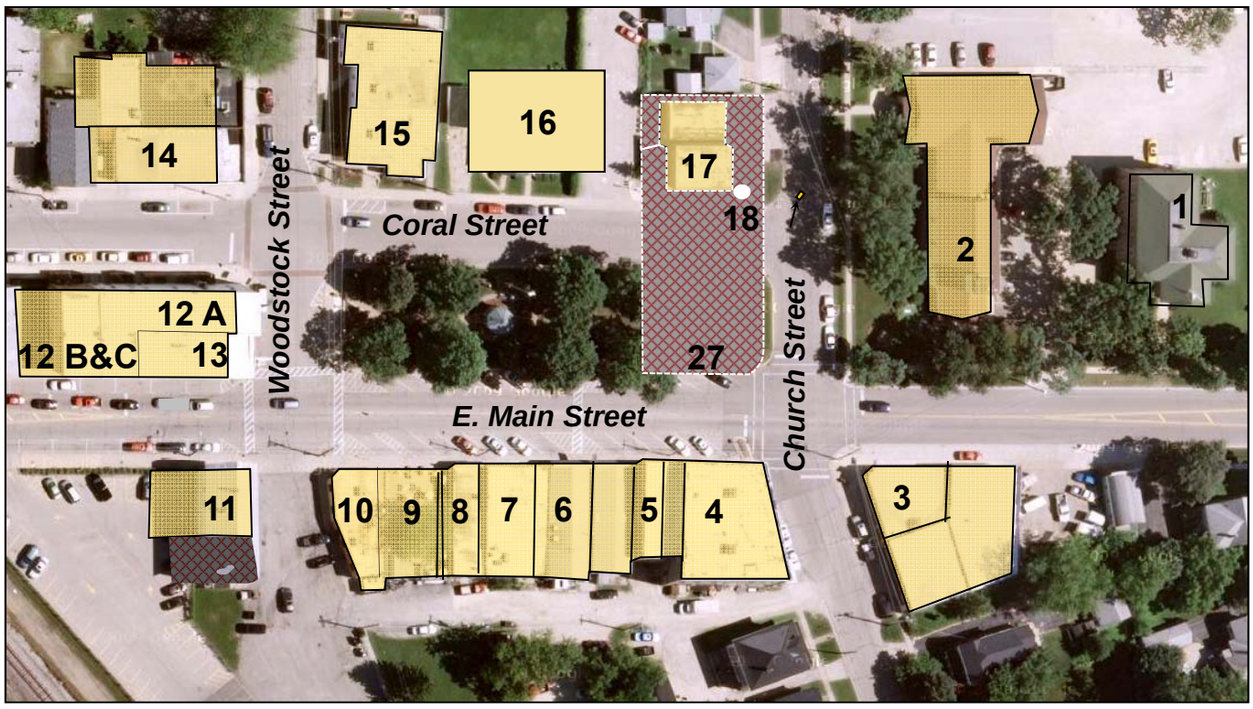
THE FRIENDLY VILLAGE WITH COUNTRY CHARM

HUNTLEY

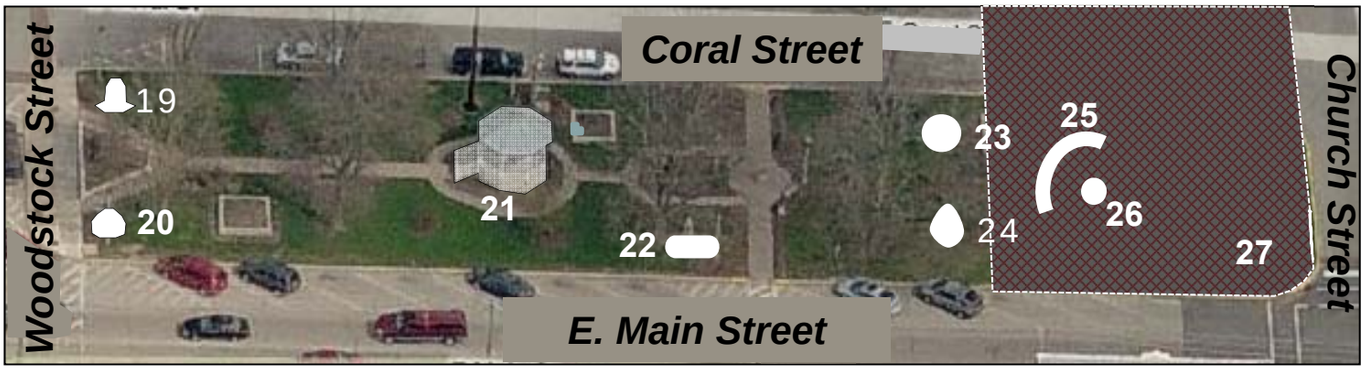
HUNTLEY AREA PUBLIC LIBRARY
ENRICHING LIVES SINCE 1989

Huntley's Historic Town Square: A Self-Guided Tour

Courtesy of the Village of Huntley Historic Preservation Commission and
The Huntley Area Public Library Local History Department



Huntley Downtown Area Map



Huntley Town Square Detail Map

- Index of Properties -

1. Former Huntley School Apartments
2. First Congregational Church
3. Offie's Tap
4. Strode's Furniture (Main Store)
5. Strode's Furniture (West Section)
6. Village Inn Restaurant
7. Benico, Ltd.
8. Best Price Tobacco & Gifts
9. Parkside Beer Gardens
10. Parkside Restaurant & Pub
11. Sawyer-Kelley Mercantile Bldg. Morkes Chocolates, Elated Boutique, & Huntley Eye Care
12. 12.A - Sal's Pizza, 12.B - Manny's Gelato, 12.C - Shampooch & Kitty
13. Century 21 New Heritage
14. LMM & Associates/Huntley Post Office
15. Huntley American Legion Post 673
16. BBQ King and two (2) Retail Shops
17. Huntley Chamber of Commerce
18. Centennial Time Capsule Marker
19. Old Village Fire Bell
20. Memorial Clock
21. Gazebo
22. James C. Dhamer Town Square
23. World War I Mine Thrower
24. World War I Memorial Rock
25. Veterans Memorial
26. Veterans Gold Star Monument
27. Historic Buildings Area

Huntley's Historic Town Square: A Self-Guided Tour

1. The Huntley School Apartment building was built in 1875, an addition added in 1910, and razed in 2017. The building was first an elementary school. High school students were added in the 1890s. The building was used as a school until 1955.

2. The First Congregational Church was built in 1863 by a 10-year old congregation. The building, plaqued by the McHenry County Historical Society, is the oldest church in continuous use in McHenry County.

3. The Offie's Tap building dates to c.1940. Originally it housed a barbershop and coffee shop, as well as a tavern. Previously on this spot, a frame building housed the Disbrow wagon shop and meeting rooms upstairs. The frame building was destroyed by fire in the late 1930s.

4. Strode's Furniture Main Store: A frame house, which was moved to south Church Street, was the earliest structure on this site. The Pabst Building, now Strode's Furniture, was built in 1916. The cement blocks were made on-site for this building and the Pabst home around the corner. Through the years the ground floor housed the Heuer Brothers, Amos Brothers and Sigrist restaurants, Kalsow Drugs, Michelsen Garage and Dolby Chevrolet. The second story was used for community gatherings, dances and Huntley High School basketball games.

5. Strode's Furniture West: The west section of Strode's was a separate building which was the location of John Wendt's Drug Store, Frederick and Clanton grocery, post office and Clanton and Schoof's Royal Blue Store until the 1950s. Sites 4 and 5 have been recognized by the Huntley Historic Preservation Commission for the historical maintenance of the building.

6. Village Inn Restaurant was originally two buildings. The east section was Fenwick, and later, Hansen Hardware Store. The west was the Pabst, then John Schlupp's saloon until the 1950s. In 1961, Coils Inc. used the building as its first Huntley factory site.

7. Benico, Ltd. was originally a 2-story brick structure built in 1893 by Dr. Charles Cook. It housed his office on the east section and Farmers Exchange Bank on the west. Edward Cook, Charles' brother, operated a drug store and funeral service business after Charles' death. The second story was a showroom for the undertaker's casket sales. The State Bank of Huntley occupied the west section of the building until the 1970s.

8. Best Price Tobacco and Gift Shop is on the site of the Franklin Amos harness and shoe shop, later Frank and Ione Noeth's Gift Shop.

9. Parkside Beer Garden was originally two buildings that housed the Dwyer Confectionery and later Farley grocery stores. The west parcel was Lawson Meat Market. The upstairs rooms were used for living quarters and for Dr. Norman's dentist office.

10. Parkside Restaurant & Pub replaced the Carroll Pool Hall. Earlier, it was the Lee, Hadley and Heinemann hardware stores.

11. The Sawyer-Kelley Mercantile Building sits on the site of the former Sawyer-Kelley Mill built c.1890. After the mill closed it housed the post office, rental storage and a milk depot. The original mill was razed in 2014. Today it houses Morkes Choclates, Elated Boutique and Huntley Eye Care.

12. Sal's Pizza Place, Manny's Gelato & Shampooch and Kitty occupy this 2-story, L-shaped brick building built in 1878 by John Hawley where he operated a general store until 1894. Frank Weltzien, then John Burns continued the business. Heinemann Hardware followed for 30 years, then Louis Kahl's Groceries, Oakley & Morehead Appliances and Purdom's IGA Grocery Store. The upper floor served as a silent movie theater, bowling alley and Huntley High School from 1920-25. Now it is apartments.

13. Century 21 New Heritage is one of the oldest buildings in the village. It originally housed a hotel. From the 1880s to 1917 it was Devine and Skeels General Store. Later, it served as Otto Hardt's grocery, a laundromat, a dental office and the Sigrist and Tessmer restaurants and the Hayes Tavern (facing Main Street). In the 1990s it was a religious goods store. This building has been recognized by the Huntley Historic Preservation Commission.

14. LMM & Associates, Inc.: This building built in the 1960s was Heinemann and Brill Hardware. Formerly on the site was a frame building used for Sigrist Restaurant, Van Ness Grocery and adjoined the first Dolby Garage. The northern most section of this building has been the Huntley Post Office since 1957.

15. The American Legion Post 673, this 84-year-old organization moved to this location in 1951. Prior to that, the building housed Walter Zimmerman's gas station, a freezer-locker plant and a Marlowe Feed and Hatchery business.

16. The former John G. Kelley House, built pre-Civil War. Kelley, a blacksmith, operated his shop to the east where the Huntley Chamber of Commerce now stands. The house was razed in April of 2017. BBQ King plus two store fronts were built during the spring and summer of 2018.

17. The Huntley Chamber of Commerce, formerly the Huntley Village Hall, was built in 1939 for $8,500. It housed the fire engine on the Church Street side, a jail on the first floor and boardrooms and community meeting room on the second floor.

18. The Centennial Time Capsule marker is to be opened in 2051.

19. The Old Village Fire Bell was mounted on a metal tower on the square and was used to summon volunteers to fight fires until it was replaced by a siren in 1968. The number of tolls of the bell signified the location of the fire.

20. Memorial Clock - In honor of Florence Conley Schaffenegger (1917 – 2009). Florence was the daughter of prominent businessman Enos Conley. She left money in her will to help maintain the Huntley Town Square.

21. Gazebo: This current gazebo was built in 1994 with time and materials donated by local businesses. It replaced the former "bandstand" which was constructed on a concrete base built by stonemason Andrew Schmitt in 1910. Earlier a wooden structure in the same spot served as a site for band concerts. In the gazebo's center is the 2001 Sesquicentennial time capsule, to be opened in 2051.

22. James C. Dhamer Square was dedicated in 2000 in memory of the deceased village president. He served nearly four terms, overseeing the transition of Huntley from a small farming town to an expanding suburban community. Dhamer died in 1999. North of the sign, are sesquicentennial bricks purchased by donors to support the 150th anniversary celebration in 2001.

23. This WWI Mine Thrower was mounted on its base by local stonemason Andrew Schmitt under guidance of WWI veteran Clay Marsh.

24. WWI Memorial Rock: In 1923, The Huntley Women's Club dedicated this rock to honor veterans from WWI.

25. Veterans Memorial honoring men and women who served or are serving in all braches of the United States Military. Dedicated July 2, 2016.

26. Veterans Gold Star Monument honoring veterans who died while in service. Dedicated July 2, 2016.

27. Historic Buildings Area: The cross-hatched area marks the location of several early businesses which covered the east end of the park and Coral St., which had previously ended in front of the Kelley house. The businesses were Glazier's Harness Shop and Home, O. H. Schmalz's Store, Oakley and Fisher Furniture Stores, a millinery shop, an attorney and a dental office.

Agenda Item: **Consideration - An Ordinance Approving Site Plan Review, including any necessary relief, for a ±4,800 square foot warehouse addition for Plumbing Systems and Repair Inc., 11714 Powder Park Drive**

Petitioner / Owner: **Plumbing Systems & Repair Inc.**

Department: **Development Services Department – Planning and Zoning Division**

Introduction

Plumbing Systems and Repair is located at 11714 Powder Park Drive in the "M" Manufacturing District. The company deals directly with residential homebuilders (all new construction) throughout the suburban Chicago market. Plumbing Systems and Repair currently occupies approximately 6,800 square feet of the building and leases approximately 3,000 square feet of warehouse space to Applied Ecological. Both businesses utilize the outdoor area to store equipment (mostly in shipping containers) and vandalism has become a problem due to the property's lack of visibility from adjacent roadways. The proposed warehouse addition will allow the businesses to store their equipment inside the building.

The building's previous owner, Abitua Plumbing, constructed a 6,000 square feet warehouse addition in 2002. The plans submitted for permit at that time indicated a "future expansion" of the building; however, detailed plans for the expansion were not provided and the Village "future expansion" never formally approved the expansion plans.

Site Plan Review

The proposed ±4,800 square foot warehouse addition will extend north 80-feet from the existing warehouse building and include two (2) additional overhead doors, and two entry doors on the west elevation. The new addition will reduce the rear setback adjacent to the north lot line to ±5 feet. The zoning ordinance requires "M" Manufacturing zoned parcels that abut residential zoning districts to maintain a 30-foot rear setback, requiring relief for a 5-foot setback.

Stormwater management for the addition is accommodated in the existing detention basin located to the east of the building.

Parking

The existing parking lot provides 19 spaces. This includes six spaces in front (south) of the office space, 11 west of the existing warehouse space, and two on the east side of the building. There is one handicap space provided. Plumbing Systems has two employees, and Applied Ecological has approximately six to eight employees who park at the location during the day. Both businesses state they do not have clients or customers who visit them and believe the existing 19 spaces will remain adequate. The proposed and required parking for the existing facility and warehouse addition is as follows:

	REQUIRED RATIO	SQUARE FOOTAGE	REQUIRED
OFFICE - EXISTING	4.0 / 1,000 SQ. FT.	3,800	16
WAREHOUSE - EXISTING	1.0 / 1,000 SQ. FT.	6,000	6
WAREHOUSE - ADDITION	1.0 / 1,000 SQ. FT.	4,800	5
		TOTAL REQUIRED	27
		TOTAL PROVIDED	19
		RELIEF REQUIRED	8

Plumbing Systems does not propose to add any additional parking spaces and will require relief for eight spaces. In addition, they are requesting to continue the use of the gravel lot located to the north of the paved parking lot (adjacent to new warehouse). The Zoning Code (Section 156.106 (C) (5)(a)) does not allow the use of gravel, thus requiring relief to allow the continued use of the gravel lot (Staff notes, the parking area utilized by employees is a paved lot as required by the Code).

Building Elevations
The proposed addition will utilize the same prefinished metal wall panels, and metal roof panels to match the existing facility.

Required Relief
The proposed site plan requires the following relief:

1. Section 156.045(C)(3) of the Zoning Code requires a setback of 30 feet adjacent to a residential zoning district. The property to the north of the subject site is zoned "RE-1" Residential Estate, therefore, requiring the building to be setback 30 feet from the north lot line. The petitioner is proposing to provide a building setback of ±5 feet, requiring relief of ±25 feet.
2. Relief for eight parking spaces as required by Zoning Code, Section 156.106 (H).
3. Relief from the Zoning Code Section 156.106 (C) (5)(a) requiring asphalt parking lot.

Plan Commission Recommendation
The Plan Commission reviewed the petitioner's request on February 24, 2020 and, with no members of the public offering comments in favor or opposition to the request, recommended approval of the petition by a vote of 5 to 0, subject to the following conditions:

1. All public 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) site design standards, practices and permit requirements.
2. The petitioner will comply with all final engineering revisions to be approved by the Village Engineer and Development Services Department.
3. The Village of Huntley will require adherence to Illinois drainage law and best management practices for stormwater management.
4. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
5. Upon issuance of the final certificate of occupancy, the petitioner shall be required to move all outside equipment to the interior of warehouse, and all other remaining outdoor materials and debris shall be removed from the property.
6. No building permits are approved as part of this submittal.
7. No sign permits are approved as part of this submittal.

Strategic Plan Priority
The 2016-2020 Strategic Plan identifies "*Promote New Business Development, Retention, and Expansion"* as a Strategic Priority, and *"Attract and Retain Businesses to Enhance Tax Base and Create New Jobs"* as a goal, and "*Improve Appearance of Public and Private Properties*" as a goal.

Financial Impact
None.

Legal Analysis
The required public hearing was conducted by the Plan Commission prior to forwarding to the Village Board for approval.

Action Requested
A motion of the Village Board for an Ordinance Approving Site Plan Review, including any necessary relief, for a ±4,800 square foot warehouse addition for Plumbing Systems and Repair, Inc., 11714 Powder Park Drive.

Exhibits
1. Plumbing Systems – Aerial, dated 01/28/2020
2. Plumbing Systems – Building Plans, R.B. Custom Design, dated 12/10/19
3. Previous Grading Paving Plan (showing new building footprint), dated 08/15/02
4. Plumbing Systems – site photos, taken 02/21/20
5. Plumbing Systems – letter from owner, dated 02/16/20



Village of Huntley GIS

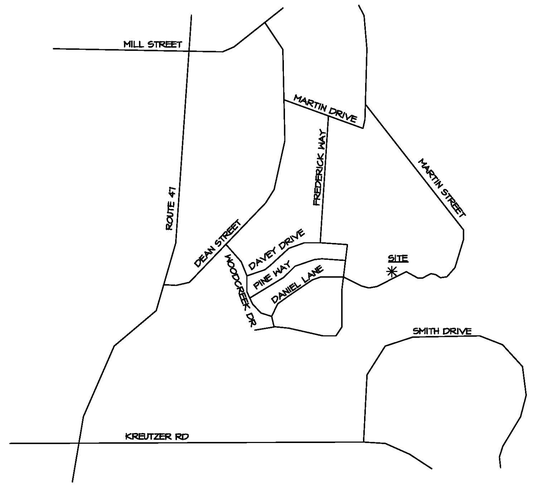
VILLAGE OF HUNTLEY
10987 Main Street
Huntley, IL 60142
(847)669-9600

DISCLAIMER: The Village of Huntley Does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.

SCALE: 1" = 200 '

Print Date: 1/28/2020

BUILDING ADDITION FOR:
PLUMBING SYSTEMS & REPAIR INC
11714 POWDER PARK DRIVE
HUNTLEY, ILLINOIS 60141



LOCATION MAP
N.T.S.

GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH THE RULE AND REGULATIONS OF APPLICABLE BUILDING AND ZONING CODES AND ALL OTHER AUTHORITIES HAVING JURISDICTION.

2. NOT USED.

3. THE CONTRACTOR SHALL OBTAIN FULL KNOWLEDGE BY PERSONAL, DIRECT AND CAREFUL EXAMINATION OF ALL REQUIREMENTS OF THE SPECIFICATIONS AND DRAWINGS. THE CONTRACTOR HEREBY ACCEPTS ALL SUCH CONDITIONS AND REQUIREMENTS AND HEREBY ASSUMES ALL RESPONSIBILITY AND COSTS RESULTING FROM HIS FAILURE TO OBTAIN FULL KNOWLEDGE OF ANY OF THEM.

4. THE CONTRACTOR SHALL GUARANTEE FOR A PERIOD OF ONE (1) YEAR AFTER DATE OF WORK ACCEPTANCE AND IT IS UNDERSTOOD BY HIS ACCEPTANCE OF THE CONTRACT THAT HE WILL MAKE GOOD ANY AND ALL WORK WHICH IN ANY WAY BECOMES DEFECTIVE AS TO THE QUALITY OF MATERIALS AND WORKMANSHIP FOR ANY CAUSE OTHER THAN ORDINARY WEAR AND TEAR.

5. THE CONTRACTOR SHALL VISIT THE SITE AND FULLY INFORM HIMSELF OF ALL CONDITIONS AND LIMITATIONS THAT WILL AFFECT HIS WORK AND INCLUDE IN HIS PROPOSAL A SUM TO COVER ALL WORK CALLED FOR OR REASONABLY INFERABLE FROM THE DRAWINGS AND SPECIFICATIONS INCLUDING ALL LABOR, MATERIALS AND MEANS OF CONSTRUCTION NECESSARY FOR A COMPLETE INSTALLATION.

6. THE SUBMISSION OF A PROPOSAL WILL BE CONSTRUED AS EVIDENCE THAT SUCH AN EXAMINATION HAS BEEN MADE AND LATER CLAIMS FOR ALL LABOR, EQUIPMENT AND MATERIALS REQUIRED FOR DIFFICULTIES ENCOUNTERED WHICH COULD HAVE BEEN FORESEEN, WILL NOT BE RECOGNIZED.

7. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR QUESTIONS REGARDING THE DRAWINGS AND SPECIFICATIONS OR CONFLICTS AMONG THE DRAWINGS, SPECIFICATIONS AND FIELD CONDITIONS PRIOR TO THE START OF WORK.

8. ALL DRAWINGS AND CONSTRUCTION NOTES ARE COMPLEMENTARY AND WHAT IS CALLED FOR BY ONE SHALL BE BINDING AS IF CALLED FOR BY ALL.

9. N.I.C. INDICATES NOT IN CONTRACT.

10. WHERE THE TERM "APPROVED EQUAL" IS USED IN THE DRAWINGS OR SPECIFICATIONS, IT SHALL BE UNDERSTOOD THAT THE REFERENCE IS MADE TO THE RULING AND JUDGMENT OF THE ARCHITECT AND SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL. SUBMIT ACTUAL SAMPLES AND ANY NECESSARY TECHNICAL DATA OR INFORMATION OF ALL PROPOSED SUBSTITUTIONS.

11. THE CONTRACTOR SHALL SUBMIT MANUFACTURERS CATALOG CUTS AND ACTUAL SAMPLES OF ALL FIXTURES AND EQUIPMENT CALLED FOR IN THE DRAWINGS AND SPECIFICATIONS.

12. THE CONTRACTOR SHALL SUBMIT ALL FABRICATION SHOP DRAWINGS AND FIXTURE CUTS TO THE ARCHITECT FOR REVIEW AND APPROVAL. ALL SHOP DRAWINGS AND CUTS ARE SIGNED "PROVIDE AS SUBMITTED" OR "PROVIDE AS CORRECTED" FOR CONFORMATION TO DESIGN APPEARANCES ONLY. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ALL ERRORS AND/OR OMISSIONS ON HIS DRAWINGS.

13. THE CONTRACTOR SHALL FURNISH A FIELD PROGRESS SCHEDULE TO THE ARCHITECT FOR ALL PHASES OF ERECTION.

14. THE CONTRACTOR SHALL COORDINATE WITH ALL WORK OF THE VARIOUS TRADES WHETHER INCLUDED IN HIS CONTRACTOR OR NOT. HE SHALL MAKE OPENINGS AS REQUIRED BY OTHER TRADES AND CLOSE SAME. HE SHALL SCHEDULE WORK OF THE VARIOUS TRADES SO AS NOT TO IMPEDE THE PROPER SEQUENCE OF THE PROGRESS OF THE WORK.

15. REMOVAL OF DEBRIS SHALL BE MADE OFTEN AND AS NECESSARY TO MAINTAIN SAID PREMISES IN A SAFE, CLEAN AND ACCESSIBLE CONDITION.

16. NOT USED.

17. THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER AND HIS AGENTS FOR AND AGAINST ALL SUITS, CLAIMS OR LIABILITY ON ACCOUNT OF PERSONAL INJURIES OR PROPERLY DAMAGES ARISING OUT OF NEGLIGENT ACTS OF THE CONTRACTOR IN THE PERFORMANCE OF THE WORK COVERED BY THE CONTRACT.

18. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL TEMPORARY PROTECTION OF ADJACENT WORK, EQUIPMENT AND OCCUPIED AREA AND SAME SHALL BE SUBJECT TO THE OWNER'S APPROVAL.

19. ALL NEW LUMBER SHALL BE GRADE MARKED AT THE MILL PRIOR TO DELIVERY TO THE JOB SITE AS SPECIFIED.

20. PROVIDE WOOD GROUNDS AT DRYWALL CONSTRUCTION WHERE REQUIRED FOR CABINETWORK AND TRIMWORK. ALL GROUNDS SHALL BE FURNISHED AS SET BY THE CABINETWORK CONTRACTOR AND THE DRYWALL CONTRACTOR SHALL COORDINATE THEIR WORK TO ASSURE THAT CABINET WORK GROUNDS ARE SET ACCURATELY AND TIMELY.

21. ALL DRYWALL PARTITION DIMENSIONS ARE TO FINISH FACE OF GYPSUM BOARD UNLESS SPECIFICALLY DETAILED OR NOTED OTHERWISE ON THE DRAWINGS.

22. ALL WALL MOUNTED LIGHT FIXTURE LOCATION DIMENSIONS ARE TO THE CENTERLINE OF THE OUTLET BOX UNLESS SPECIFICALLY DETAILED OR NOTED OTHERWISE ON THE DRAWINGS.

23. ALL CEILING MOUNTED LIGHT FIXTURE LOCATIONS ARE TO THE CENTERLINE OF THE OUTLET/JUNCTION BOX UNLESS SPECIFICALLY DETAILED OR NOTED OTHERWISE ON THE DRAWINGS.

24. ALL GYPSUM WALL BOARD AT TOILETS SHALL BE WATER RESISTANT TYPE.

25. ALL SWITCHES AND CONTROLS FOR LIGHTS, HEAT, VENTILATION, WINDOW DRAPERIES AND ALL SIMILAR CONTROLS OF FREQUENT OR ESSENTIAL USE SHALL BE PLACED WITHIN REACH OF INDIVIDUALS IN WHEELCHAIRS(48" ABOVE THE FLOOR - MAX.)

SITE & BUILDING STATISTICS

ZONING CLASSIFICATION:	LIGHT INDUSTRIAL
CONSTRUCTION TYPE :	II-B - NON COMBUSTIBLE, UNPROTECTED.
OCCUPANCY TYPE:	S-2, LOW HAZARD STORAGE B - BUSINESS
FIRE SPRINKLER:	YES
ALLOWABLE BUILDING AREA: (PER IBC 506.3)	9,000 S.F. x 300% SPRINKLER INCREASE = 27,000 S.F. ALLOWABLE
TOTAL BUILDING AREA:	9,740 S.F. EXISTING 4,800 S.F. ADDITION 14,540 S.F. TOTAL
ALLOWABLE BUILDING HEIGHT:	2 STORIES
ACTUAL BUILDING HEIGHT:	1 STORIES
CODES	
BUILDING CODE:	2012 INTERNATIONAL BUILDING CODE W/ AMENDMENTS
MECHANICAL CODE:	2012 INTERNATIONAL MECHANICAL CODE W/ AMENDMENTS
ELECTRICAL CODE:	2011 NATIONAL ELECTRICAL CODE W/ AMENDMENTS
PLUMBING CODE:	2014 ILLINOIS PLUMBING CODE
ENERGY CODE:	2015 INTERNATIONAL ENERGY CONSERVATION CODE
FIRE CODE:	2012 INTERNATIONAL FIRE CODE W/ AMENDMENTS
FUEL GAS CODE:	2012 INTERNATIONAL FUEL GAS CODE W/ AMENDMENTS
ACCESSIBILITY CODE:	LATEST EDITION ILLINOIS ACCESSIBILITY CODE

DRAWING INDEX

T-1	TITLE SHEET, BLDG. STATS , DRAWING INDEX , GENERAL NOTES
A-1	EXTERIOR ELEVATIONS
A-2	FLOOR PLAN, REFLECTED CEILING PLAN, MISC. DETAILS
A-3	FOUNDATION PLAN, FOUNDATION DETAILS, ROOF PLAN
A-4	WALL SECTIONS, PIER DETAILS
A-5	DOOR & ROOM FINISH SCHEDULE, DOOR DETAILS

DESIGN LOADS

ROOF LIVE LOAD: 30 PSF
ROOF DEAD LOAD: 15 PSF
FUTURE MEZZANINE LIVE LOAD 50 PSF
FUTURE MEZZANINE DEAD LOAD 25 PSF

SNOW LOAD:
- GROUND LOAD : 30 PSF
- EXPOSURE FACTOR: 1.0
- IMPORTANCE FACTOR 1.0
- THERMAL FACTOR 1.0

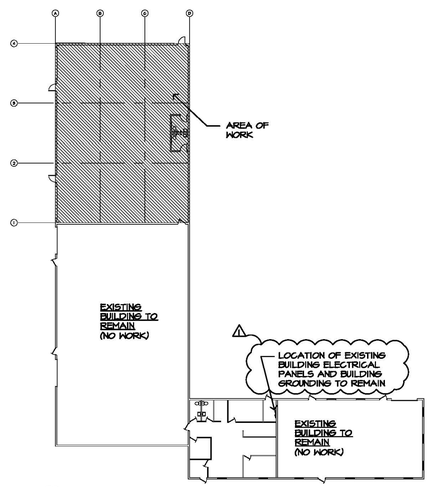
RISK CATEGORY II WIND SPEED: 107 MPH
- EXPOSURE FACTOR: C
- IMPORTANCE FACTOR: 1.0
- WIND PRESSURE: 15.86 PSF

SEISMIC:
- IMPORTANCE FACTOR: 1.0
- USE GROUP: I
- DESIGN CATEGORY: B
- SITE CLASS: D

SOIL BEARING: 3000 PSF

ABBREVIATIONS

AB	ANCHOR BOLT	d	PENNY (NAIL)	FD	FLOOR DRAIN	LAM	LAMINATED	QT	QUARRY TILE	T/	TOP OF
ACC	AIR CONDITIONING	DBL	DOUBLE	FE	FIRE EXTINGUISHER	LAV	LAVATORY			T&B	TOP AND BOTTOM
AD	ACOUSTIC	DEG	DEGREE	FEC	FIRE EXTINGUISHER CABINET	LL	LIVE LOAD	R	RISER	T&G	TONGUE AND GROVE
ADJ	ADJUSTABLE	DF	DRINKING FOUNTAIN	FH	FIRE HYDRANT	LLH	LONG LEG HORIZONTAL	RAD	REINFORCING/REINFORCEMENT	TB	TACKBOARD
AFF	ABOVE FINISH FLOOR	DIA	DIAMETER	FHC	FIRE HOSE CABINET	LLV	LONG LEG VERTICAL	RD	ROOF DRAIN	TC	TOP OF CONCRETE
AL	ALUMINUM	DIFF	DIFFUSER	FHMS	FLAT HEAD MACHINE SCREW			REF	REFERENCE	TEMP	TEMPERATURE
ALT	ALTERNATE	DIM	DIMENSION	FHWS	FLAT HEAD WOOD SCREW	MAINT	MAINTENANCE	REFR	REFRIGERATOR	TS	TOP OF STEEL
APPROX	APPROXIMATE	DL	DEAD LOAD	FIN	FINISH	MATL	MATERIAL	REINF		THK	THICK/THICKNESS
ARCH	ARCHITECTURAL	DN	DOWN	FL	FLOOR	MAX	MAXIMUM	REQ	REQUIRED	TYP.	TYPICAL
ASPH	ASPHALT	DR	DOOR	FND	FOUNDATION	MECH	MECHANICAL	RM	ROOM		
ASSY	ASSEMBLY	DS	DOWN SPOUT	FPHB	FROST PROOF HOSE BIBB	MEMB	MEMBRANE	RO	ROUGH OPENING	UNFIN	UNFINISHED
AUTO	AUTOMATIC	DTL	DETAIL	FLSG	FLASHING	MEZZ	MEZZANINE			UR	URINAL
AVG	AVERAGE	DW	DISHWASHER	FT	FOOT/FEET	MFR	MANUFACTURER	S	SOUTH		
				FTG	FOOTING	MIN	MINIMUM	SC	SOLID CORE	V	VENT, VOLT
BV	BOTTOM OF	E	EAST	GA	GAGE	MISC	MISCELLANEOUS	SCHED	SCHEDULE	VCT	VINYL COMPOSITION TILE
BAL	BALANCE	EA	EACH	GALV	GALVANIZED	MO	MASONRY OPENING	SECT	SECTION	VENT	VENTILATION
BD	BOARD	EB	EXPANSION BOLT	GL	GLASS	MSNRY	MASONRY	SHT	SHEET	VRT/VERT	VERTICAL
BIT	BITUMINOUS	EJ	EXPANSION JOINT	GR	GRADE	MTG	MOUNTING	SH	SHOWER		
BLDG	BUILDING	EL/ELEV	ELEVATION	GR BM	GRADE BEAM	MTL	METAL	SIM	SIMILAR	W	WEST
BLKG	BLOCKING	ELECT	ELECTRIC	GWB	GYPSUM WALL BOARD	MUL	MULLION	SPEC	SPECIFICATION	WH	WITH
BM	BEAM	ENCL	ENCLOSURE	GYP	GYPSUM			SQ	SQUARE	WO	WITHOUT
BOT	BOTTOM	ENTR	ENTRANCE			(N)	NEW	SF/SQ FT	SQUARE FOOT	WC	WATER CLOSET
BSMT	BASEMENT	EQ	EQUAL	HAT	HEAD ANCHOR STUD	N	NORTH	SS	SERVICE SINK	WD	WOOD
BTW	BETWEEN	EQPT	EQUIPMENT	HB	HOSE BIBB	NIC	NOT IN CONTRACT	S/S	STAINLESS STEEL	WGL	WIRE GLASS
		EWC	ELECTRIC WATER COOLER	HC	HOLLOW CORE	No.	NUMBER	ST	STREET	WM	WIRE MESH
CAB	ET	EXP	EXPANSION	HDBD	HARDBOARD	NOM	NOMINAL	STA	STATION	WP	WEATHERPROOF
CAP	CITY	(EX)	EXISTING	HDR	HEADER	NTS	NOT TO SCALE	STD	STANDARD	WWF	WELDED WIRE FABRIC
CB	H BASIN	EXT	EXTERIOR	HDWD	HARDWOOD			STL	STEEL		
CBM	NT			HDWR	HARDWARE	OBS	OBSCURE	STOR	STORAGE	YD	YARD
CER	MIC			HM	HOLLOW METAL	OC	ON CENTER	STR	STRUCTURAL/STRUCTURE		
CFM	FEET PER MINUTE			HORIZ	HORIZONTAL	OD	OUTSIDE DIAMETER	SUSP	SUSPENDED		
CI	IRON			HGT	HEIGHT	OH	OVER HEAD	S+V	STAIN AND VARNISH		
CJ	CONSTRUCTION JOINT			HVAC	HEATING, VENTILATING & AIR CONDITIONING	OPP	OPPOSITE				
CL	CENTERLINE			HYD	HYDRANT	PART	PARTITION				
CLG	CEILING					PERF	PERFORATED				
CLO	CLOSET			ID	INSIDE DIAMETER	P LAM	PLASTIC LAMINATE				
CLR	CLEAR			IN	INCHES	PL GL	PLATE GLASS				
CMU	CONCRETE MASONRY UNIT			INSUL	INSULATION	PLMB	PLUMBING				
COL	COLUMN			INT	INTERIOR	PLYWD	PLYWOOD				
CONC	CONCRETE					POL	POLISHED				
CONF	CONFERENCE			JT	JOINT	PR	PAIR				
CONN	CONNECTION					PREFAB	PREFABRICATED				
CONSTR	CONSTRUCTION			KIT	KITCHEN	PRV	POWER ROOF VENTILATOR				
CONT	CONTINUOUS					PSF	POUNDS PER SQUARE FOOT				
CONTR	CONTRACTOR					PSI	POUNDS PER SQUARE INCH				
CT	CERAMIC TILE					PART	PARTITION				
CTSK	COUNTERSINK					PT	PAINT				
						PVMT	PAVEMENT				



KEY PLAN
N.T.S.

COMPLIANCE STATEMENT

I HAVE PREPARED, OR CAUSED TO BE PREPARED UNDER MY DIRECT SUPERVISION, THE ATTACHED PLANS AND SPECIFICATIONS AND STATE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF AND TO THE EXTENT OF MY CONTRACTUAL OBLIGATION, THEY ARE IN COMPLIANCE WITH THE ENVIRONMENTAL BARRIERS ACT (410 ILCS 25), AND THE ILLINOIS ACCESSIBILITY CODE, 71 ILL. ADM. CODE 400.

SIGNED: _____
ARCHITECT

DESIGN FIRM REGISTRATION NO.: 184-004487

ILLINOIS REGISTRATION NO.: 001-016521

DATE: JANUARY 3, 2020

EXPIRES: NOVEMBER 30, 2020

LICENSED ARCHITECT — STATE OF ILLINOIS — CHRISTOPHER T. COVACH — 001-016521 — RENEWAL 11/30/2020

© COPYRIGHT 2020

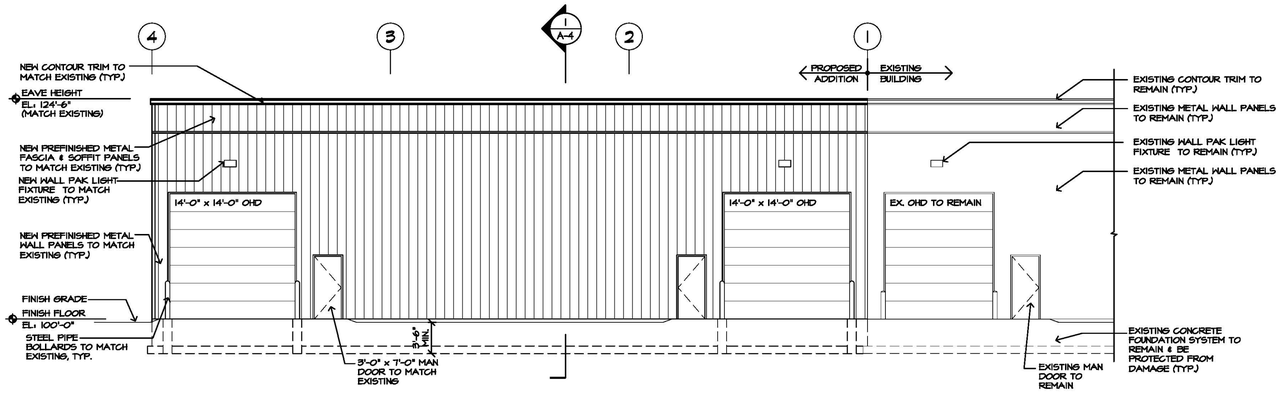
REVISIONS	BY
1/3/20	RB

TITLE SHEET, BUILDING STATS, DRAWINGS INDEX, GENERAL NOTES

BUILDING ADDITION FOR:
PLUMBING SYSTEMS & REPAIR INC
11714 POWDER PARK DRIVE
HUNTLEY, ILLINOIS 60141

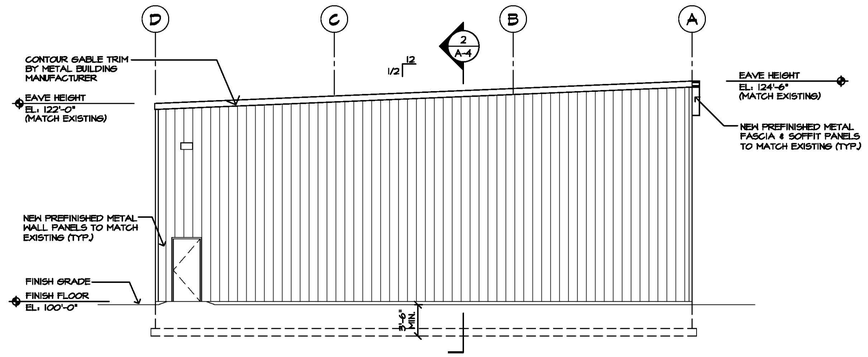
R.B. CUSTOM DESIGNS INC.
2106 W. Jonsberg Road
Jonsberg, Illinois 60051
Phone: 815-754-4454 Fax: 815-307-5200

Date	12/10/19
Scale	AS NOTED
Drawn	RJB
Job	1954
Sheet	T-1
Of	Sheets



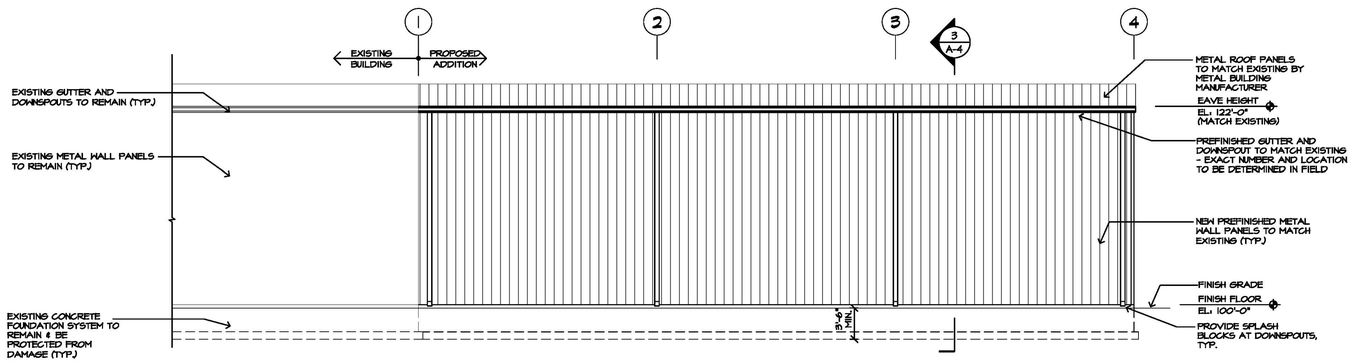
WEST ELEVATION

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"



EAST ELEVATION

SCALE: 1/8" = 1'-0"

REVISIONS	BY
1/3/20	RB

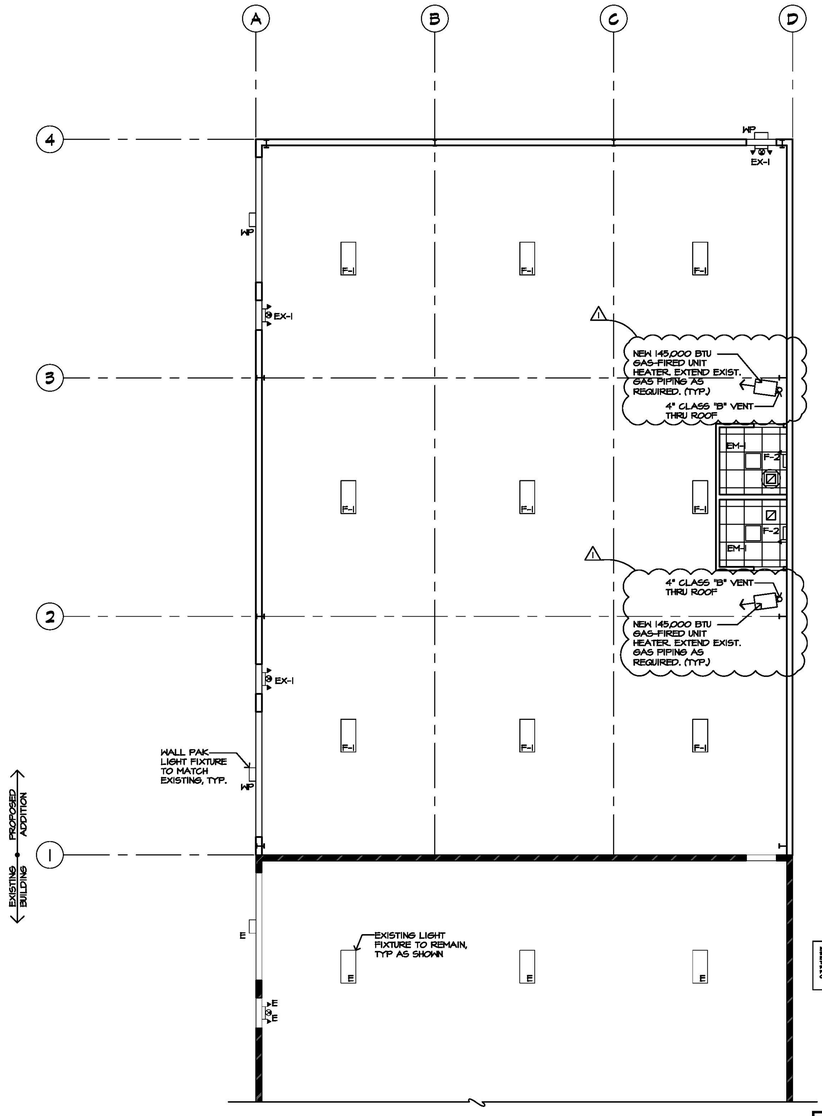
EXTERIOR ELEVATIONS

BUILDING ADDITION FOR:
PLUMBING SYSTEMS & REPAIR INC
1114 POWER PARK DRIVE
HUNTLEY, ILLINOIS 60141

R.B. CUSTOM DESIGNS INC.
2108 W. Jonsberg Road
Jonsberg, Illinois 60051
Phone: 815-754-4454
Fax: 815-307-6200

Date	12/10/19
Scale	AS NOTED
Drawn	R.JB
Job	1954
Sheet	A-1
Of	Sheets

© COPYRIGHT 2020



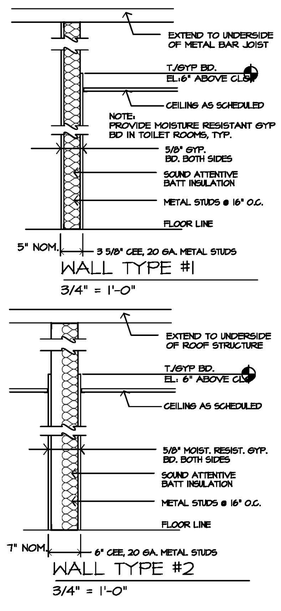
PARTIAL REFLECTED CEILING PLAN

SCALE: 1/8" = 1'-0"

NOTE:
EXISTING WALLS TO REMAIN SHOWN SHADED

LEGEND

- EMERGENCY LIGHT
- EMERGENCY EXIT SIGN
- FIRE SPRINKLER HEAD TO REMAIN
- EXHAUST FAN DIFFUSER
- F-1 — NEW SURFACE MOUNTED 2 x 4 LED LIGHT FIXTURES TO MATCH BUILDING STANDARD
- F-2 — NEW RECESSED 2 x 2 LED LIGHT FIXTURES
- E — EXISTING TO REMAIN



WALL TYPE #1

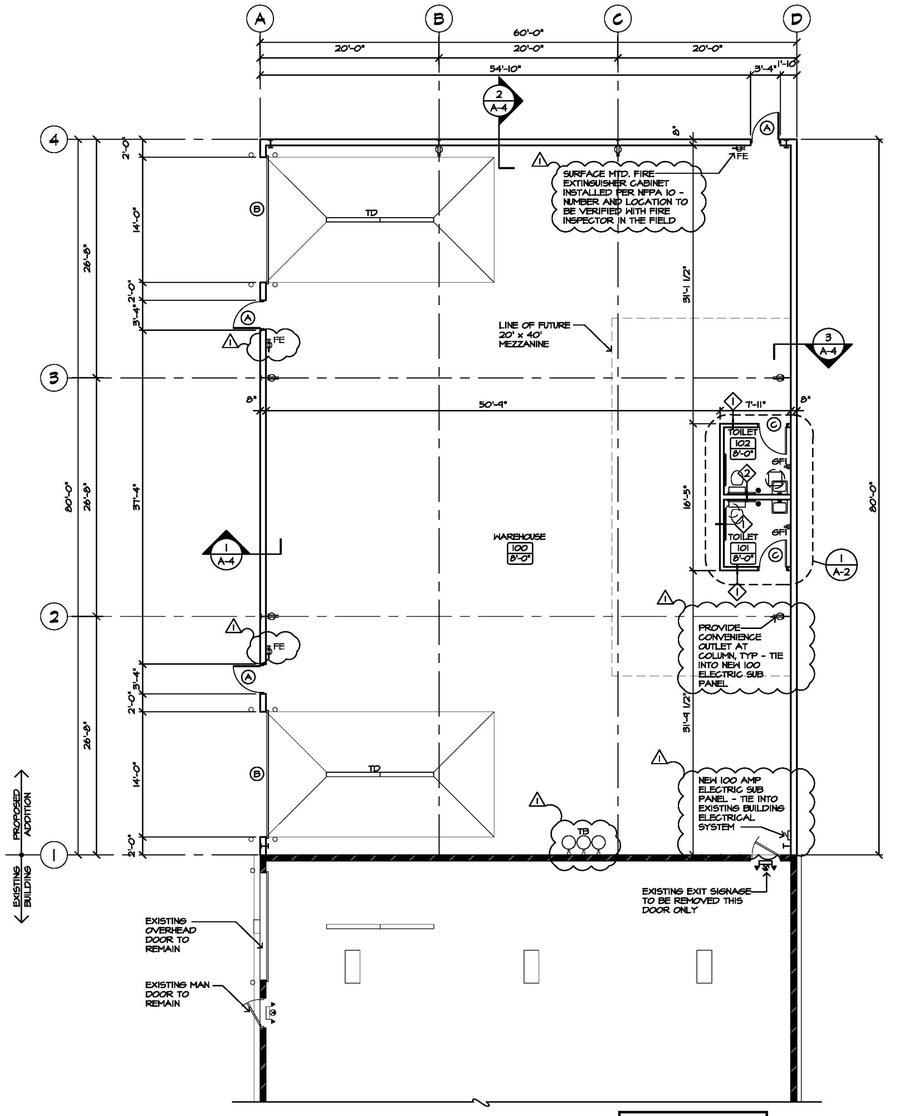
3/4" = 1'-0"

WALL TYPE #2

3/4" = 1'-0"

LIGHT FIXTURE SCHEDULE				
TYPE	MRFG.	MODEL NUMBER	LAMPS	DESCRIPTION
F-1	LSI	AL14-LEDHE-24L-CP-H-UNV-DIM-35	168W LED	HIGH BAY LED FIXTURE
F-2	LSI	ASG22-LED-55-NW-UE	30W LED	2x2 LED RECESSED FIXTURE
WP	LSI	MCONP-43W-45K-BZ-PEI20	43W LED	LED WALL PAK
EM-1	LITHONIA	ELM2	WITH UNIT	SINGLE HEAD BATTERY PACK EMERGENCY FIXTURE WITH 1.8W HEAD
EX-1	LITHONIA	ECG @ 1 ERG GY T WP M12	WITH UNIT	INTEGRATED LED EXIT UNIT COMBO WITH WHITE HOUSING AND GREEN LETTERS WITH UNIVERSAL MOUNT, .7W EMERGENCY HEADS AND BATTERY BACKUP W/ SINGLE WEATHERPROOF REMOTE LAMP

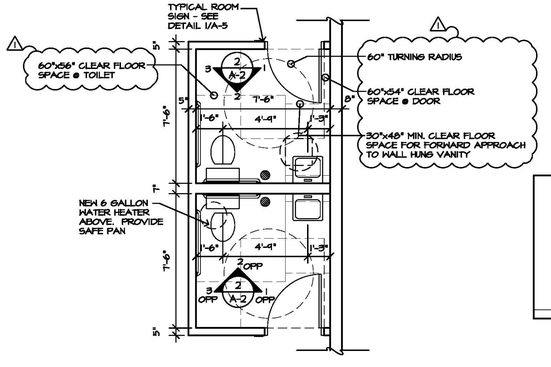
NOTES:
CONNECT ALL EMERGENCY AND EXIT LIGHT FIXTURES TO THEIR OWN LOCKABLE BREAKER.



PARTIAL FLOOR PLAN

SCALE: 1/8" = 1'-0"

NOTE:
EXISTING WALLS TO REMAIN SHOWN SHADED



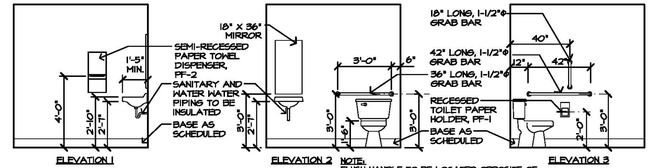
ENLARGED FLOOR PLAN

1/4" = 1'-0"

TOILET ROOM ACCESSORY SCHEDULE

MARK	MFR.	MODEL	DESCRIPTION	REMARKS
PF-1	BRADLEY	5105	TOILET TISSUE DISPENSER	RECESSED, SINGLE ROLL, STAINLESS STEEL
PF-2	BRADLEY	2441-10	PAPER TOWEL DISPENSER	SEMI-RECESSED, SATIN FINISH

NOTES:
1. PROVIDE RIGID WOOD BLOCKING IN ALL METAL STUD WALLS TO SUPPORT ALL TOILET ROOM ACCESSORIES.



NOTE:
FLUSH HANDLE TO BE LOCATED OPPOSITE OF ADJACENT WALL. FLUSH HANDLE TO BE LOCATED NO MORE THAN FOURTY-FOUR INCHES (44") ABOVE THE FLOOR.

TOILET ROOM ELEVATIONS

1/4" = 1'-0"

© COPYRIGHT 2020

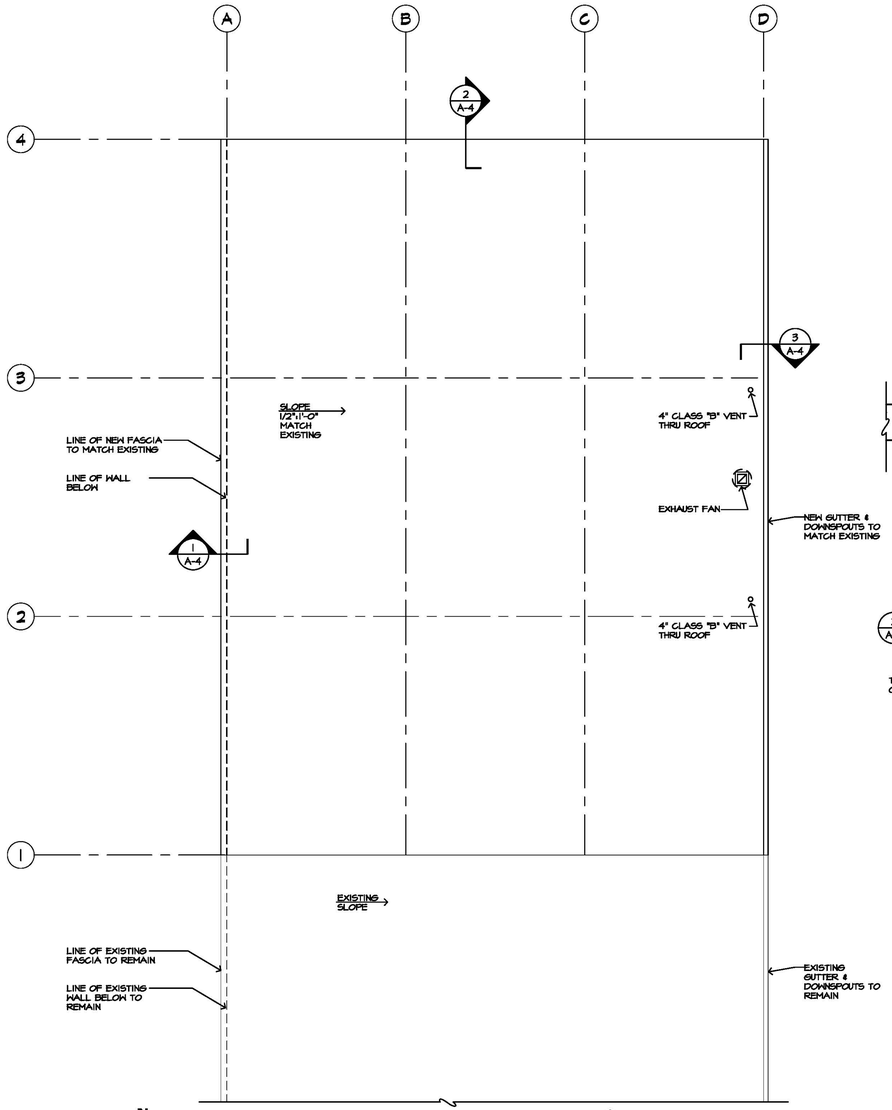
REVISIONS	BY
1/3/20	RB

FLOOR PLAN
REFLECTED CEILING PLAN
ENLARGED PLANS

BUILDING ADDITION FOR:
PLUMBING SYSTEMS & REPAIR INC
11141 FOX DEN PARK DRIVE
HUNTLEY, ILLINOIS 60141

R.B. CUSTOM DESIGNS INC.
2108 W. Jonsberg Road
Jonsberg, Illinois 60051
Phone: 815-754-4454
Fax: 815-301-8200

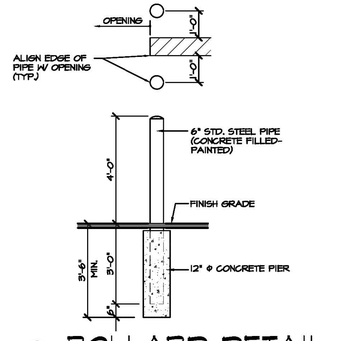
Date	12/10/19
Scale	AS NOTED
Drawn	RJB
Job	1954
Sheet	A-2
Of	Sheets



N

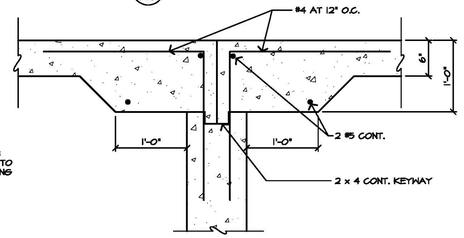
PARTIAL ROOF PLAN

SCALE: 1/8" = 1'-0"



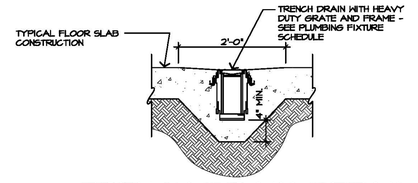
1 A-3 **BOLLARD DETAIL**

SCALE: 3/8" = 1'-0"



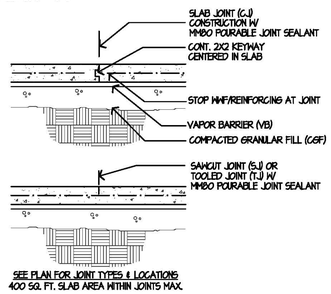
2 A-3 **SECTION @ OVERHEAD DOOR**

SCALE: 1" = 1'-0"



3 A-3 **TRENCH DRAIN DETAIL**

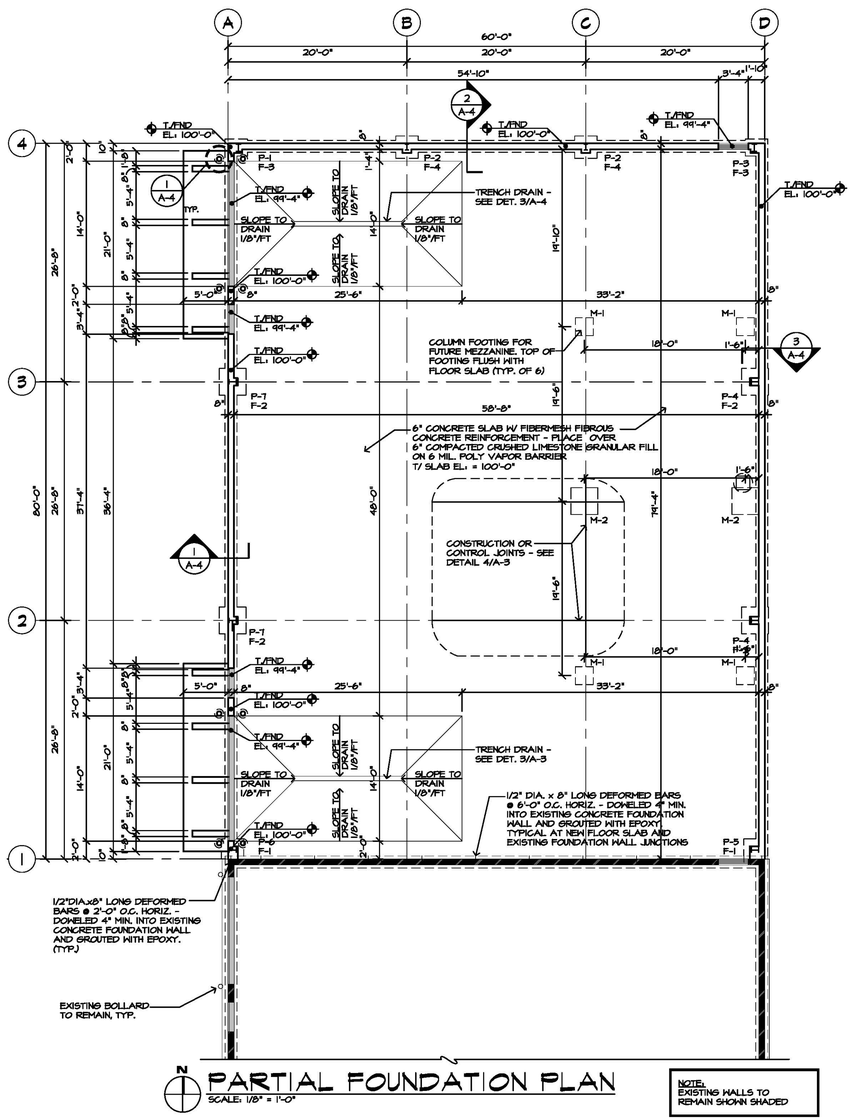
SCALE: 3/4" = 1'-0"



SEE PLAN FOR JOINT TYPES & LOCATIONS
400 SQ. FT. SLAB AREA WITHIN JOINTS MAX.

4 A-3 **TYPICAL SLAB DETAILS**

NOT TO SCALE



N

PARTIAL FOUNDATION PLAN

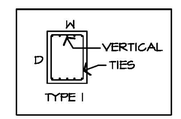
SCALE: 1/8" = 1'-0"

NOTE:
EXISTING WALLS TO REMAIN SHOWN SHADED

PIER SCHEDULE

PIER MARK	BASE PLATE WIDTH	BASE PLATE DEPTH	REINFORCING VERTICAL	REINFORCING TIES	REMARKS
P-1 TYPE 1	6"	10"	PR. 3 - #6	#3 @ 10" O.C.	T/PIER EL. 100'-0"
P-2 TYPE 1	8"	10"	PR. 3 - #6	#3 @ 10" O.C.	T/PIER EL. 100'-0"
P-3 TYPE 1	6"	10"	PR. 3 - #6	#3 @ 10" O.C.	T/PIER EL. 100'-0"
P-4 TYPE 1	6"	10"	PR. 3 - #6	#3 @ 10" O.C.	T/PIER EL. 100'-0"
P-5 TYPE 1	6"	10"	PR. 3 - #6	#3 @ 10" O.C.	T/PIER EL. 100'-0"
P-6 TYPE 1	6"	10"	PR. 3 - #6	#3 @ 10" O.C.	T/PIER EL. 100'-0"
P-7 TYPE 1	6"	10"	PR. 3 - #6	#3 @ 10" O.C.	T/PIER EL. 100'-0"

PIER TYPES

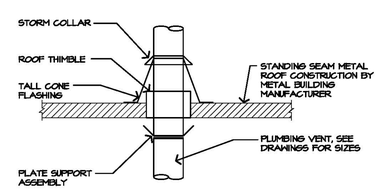


FOOTING SCHEDULE

MK.	VERT. UP	VERT. DN.	HORIZ. OUT	FOOTING SIZE	REINFORCING	NOTES
F-1	7.0	15.0	5.3	2'-6" x 2'-6" x 1'-6" D	#5 @ 7" O.C. E.W. (4 MIN.)	
F-2	6.3	24.5	9.2	3'-0" x 3'-0" x 1'-6" D	#5 @ 7" O.C. E.W. (5 MIN)	HAIRPIN HP-1
F-3	1.8	9.9	-	2'-0" x 2'-0" x 1'-6" D	#5 @ 8" O.C. E.W. (3 MIN)	
F-4	4.4	9.3	3.2	2'-6" x 2'-6" x 1'-6" D	#5 @ 7" O.C. E.W. (4 MIN)	
M-1	-	7.5	-	2'-0" x 2'-0" x 1'-6" D	#5 @ 8" O.C. E.W. (3 MIN.)	FUTURE MEZZANINE
M-2	-	21.5	-	3'-0" x 3'-0" x 1'-6" D	#5 @ 7" O.C. E.W. (5 MIN)	FUTURE MEZZANINE

1. FOOTINGS HAVE BEEN DESIGNED FOR A SAFE SOIL BEARING PRESSURE OF 3000 PSF. IF SOILS OF THIS VALUE ARE NOT FOUND AT THE DESIGNED FOOTING ELEVATIONS, NOTIFY THE ARCHITECT PRIOR TO PROCEEDING.
2. ALL CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 4000 PSI.
3. ALL REINFORCING STEEL SHALL BE GRADE 60. PROVIDE CORNER BARS AT ALL WALL CORNERS AND INTERSECTIONS.
4. THE VALUES IN THE ABOVE SCHEDULE ARE MAXIMUM ALLOWABLE LOADS IN KIPS.

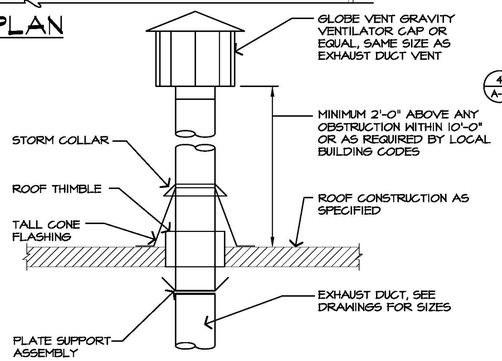
NOTE:
1) FOOTING AND PIER DESIGNS ARE BASED ON METAL BUILDING REACTIONS PROVIDED BY CHIEF BUILDINGS DATED NOVEMBER 11, 2019



NOTES:
1. PVC PLUMBING VENT UP THRU ROOF WITH ROOF SUPPORT ASSEMBLY.
2. TALL CONE FLASHING, STORM COLLAR, AND ROOFING THIMBLE; SEE PLANS FOR SIZES.

5 A-3 **PLUMBING VENT THRU ROOF DETAIL**

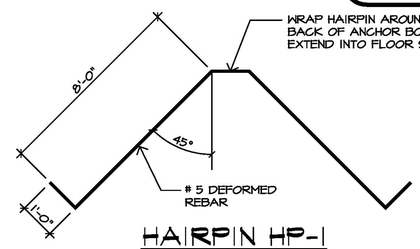
NOT TO SCALE



NOTES:
1. GALVANIZED EXHAUST DUCT UP THRU ROOF WITH ROOF SUPPORT ASSEMBLY.
2. TALL CONE FLASHING, STORM COLLAR, AND ROOFING THIMBLE; SEE PLANS FOR SIZES.

6 A-3 **EXHAUST FLUE DETAIL**

1" = 1'-0"



HAIRPIN HP-1

SCALE: 1/2" = 1'-0"

© COPYRIGHT 2020

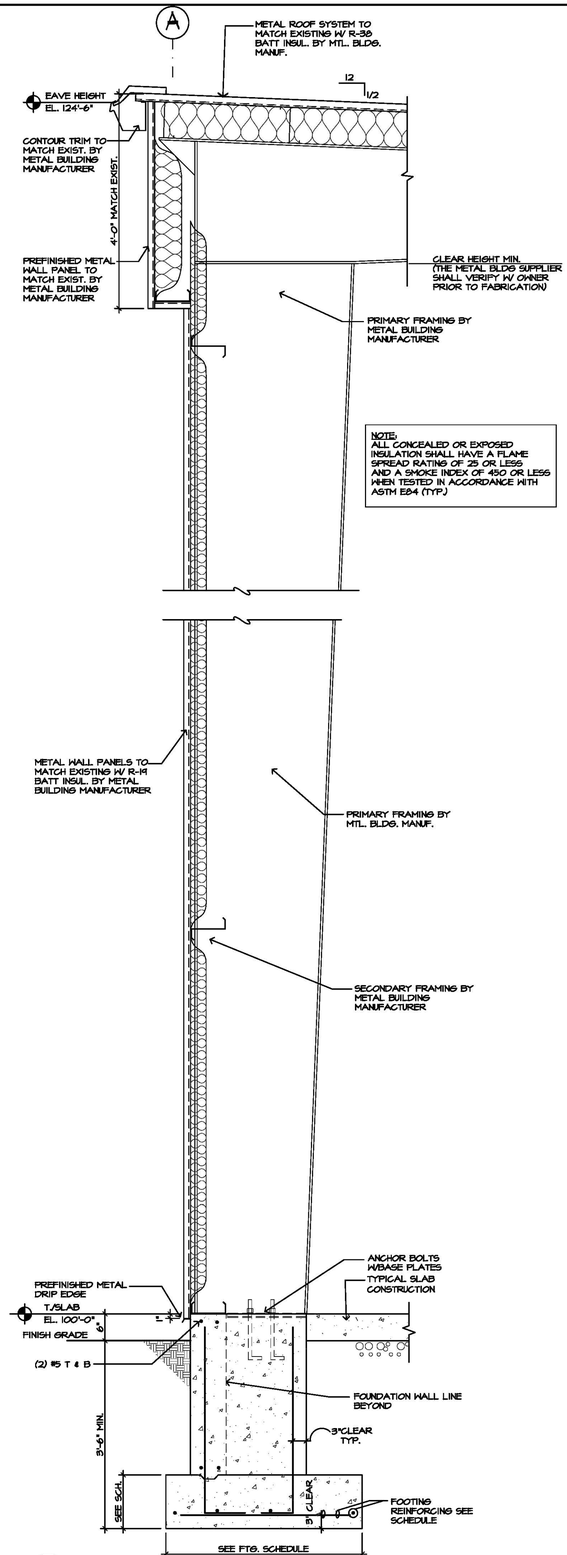
REVISIONS	BY
1/3/20	RB

FOUNDATION PLAN
FOUNDATION DETAILS
ROOF PLAN

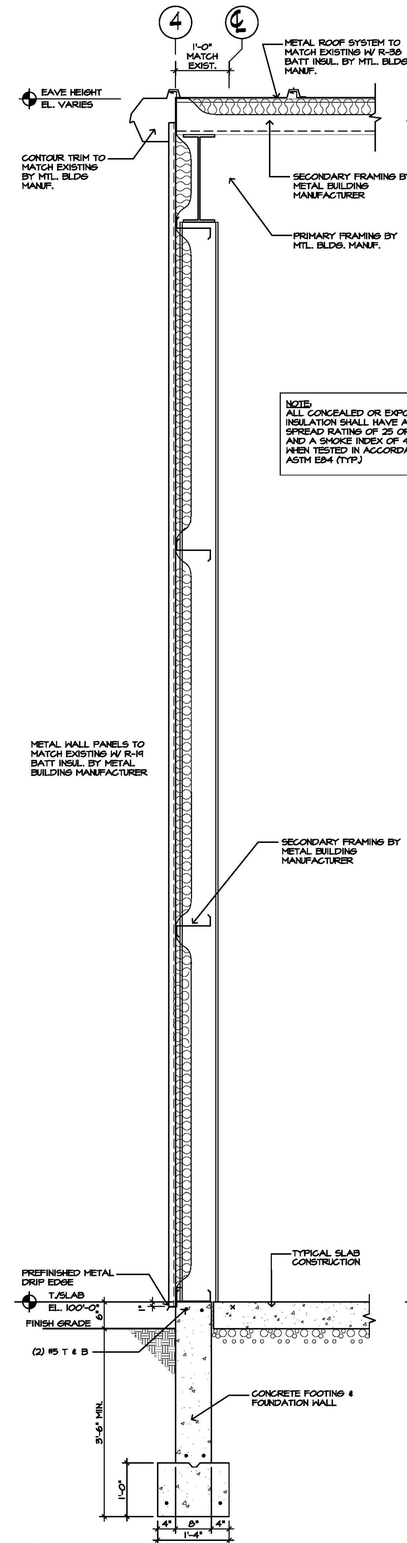
BUILDING ADDITION FOR:
PLUMBING SYSTEMS & REPAIR INC
11741 POWDERHORN DRIVE
HUNTLEY, ILLINOIS 60141

R.B. CUSTOM DESIGNS INC.
2108 N. Jonsburg Road
Jonsburg, Illinois 60051
Phone: 815-754-4454 Fax: 815-307-8200

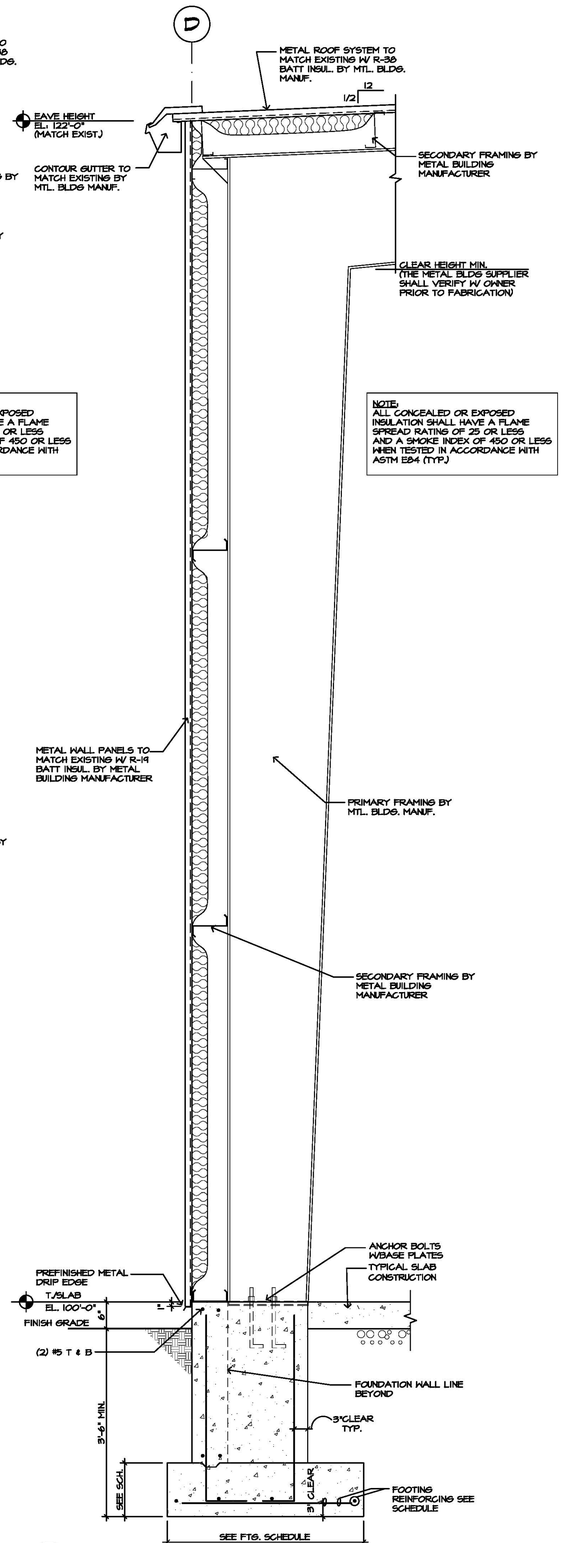
Date	12/10/19
Scale	AS NOTED
Drawn	RJB
Job	14154
Sheet	A-3
Of	Sheets



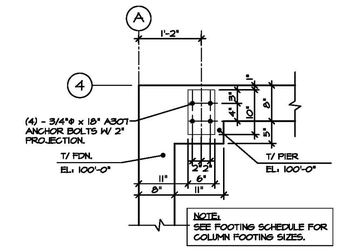
1 WALL SECTION
A-4 3/4" = 1'-0"



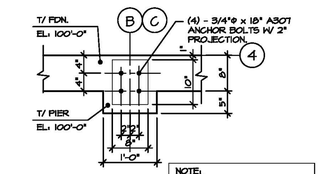
2 WALL SECTION
A-4 3/4" = 1'-0"



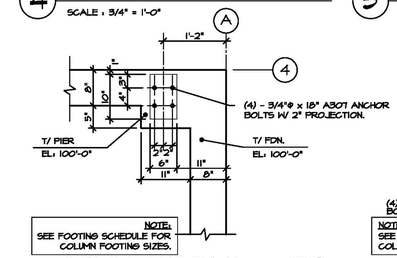
3 WALL SECTION
A-4 3/4" = 1'-0"



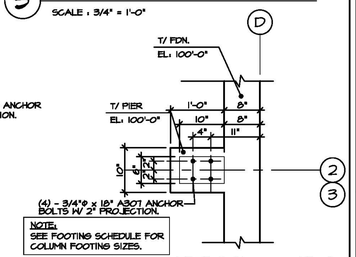
4 PIER DETAIL - P1
SCALE : 3/4" = 1'-0"



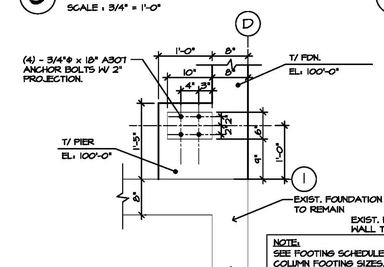
5 PIER DETAIL - P2
SCALE : 3/4" = 1'-0"



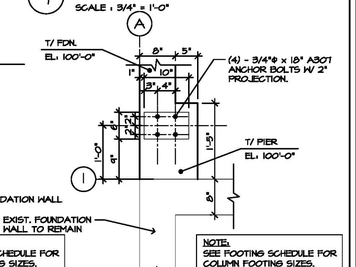
6 PIER DETAIL - P3
SCALE : 3/4" = 1'-0"



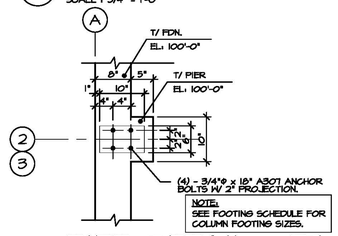
7 PIER DETAIL - P4
SCALE : 3/4" = 1'-0"



8 PIER DETAIL - P5
SCALE : 3/4" = 1'-0"

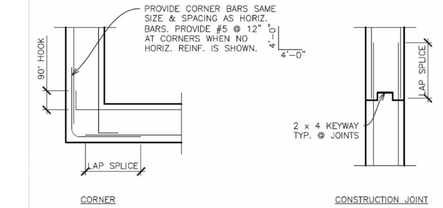


9 PIER DETAIL - P6
SCALE : 3/4" = 1'-0"



10 PIER DETAIL - P7
SCALE : 3/4" = 1'-0"

SPLICE LAP/HOOK DIMENSIONS					
BAR	LAP	HOOK	BAR	LAP	HOOK
#4	23"	8"	#8	57"	16"
#5	29"	10"	#9	64"	19"
#6	34"	12"	#10	72"	22"
#7	50"	14"	#11	79"	24"



NOTES:
1. ALL concrete Standards: Comply with Chapter 19 of 2012 IBC and the ACI 318 as amended per IBC Section 1905.
2. All structural steel shall be identified in compliance with AISC 360. Cold formed steel members shall be identified in compliance with AISI S100. Cold formed steel light frame construction members shall be identified in compliance with AISI S200.
3. Painting of structural steel members shall be in compliance with AISC 360. Open web joists and joist girders shall comply with SJI CJ-1.0, SJI JG-1.1, SJI K-1.1 and SJI LH/DLH-1.1. Individual structural members and assembled panels of cold-formed steel construction shall be protected from corrosion in compliance with AISI S100. Cold-formed steel light-frame construction shall also be in compliance with AISI S200.

11 CONCRETE WALL DETAILS
A-4 N.T.S.

© COPYRIGHT 2020

REVISIONS	BY
1 1/3/20	RB

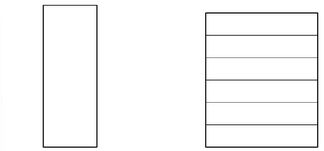
WALL SECTIONS
PIER DETAILS

BUILDING ADDITION FOR:
PLUMBING SYSTEMS & REPAIR INC
11141 POWERS PARK DRIVE
HUNTLEY, ILLINOIS 60141

R.B. CUSTOM DESIGNS INC.
2108 W. Jonsberg Road
Jonsberg, Illinois 60051
Phone: 815-754-4454
Fax: 815-307-2200

Date	12/10/19
Scale	AS NOTED
Drawn	R.JB
Job	14154
Sheet	A-4
Of	Sheets

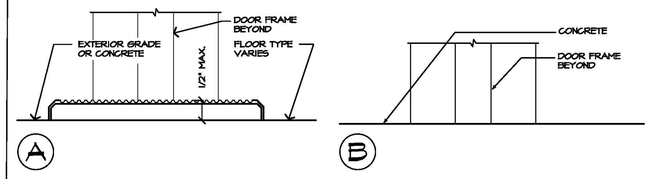
DOOR TYPES



A SINGLE FLUSH DOOR

B OVERHEAD DOOR

SILL TYPES



GENERAL PLUMBING NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH STATE AND LOCAL PLUMBING CODES.
2. PLUMBING, ELECTRICAL, AND MECHANICAL CONTRACTORS SHALL COORDINATE WITH ONE ANOTHER ALONG WITH OTHER TRADES BEFORE BEGINNING ANY INSTALLATION AND CONTINUING THROUGH OUT THE PROJECT.
3. VERIFY FINAL SIZE AND LOCATION OF ALL UTILITIES.
4. ALL WASTE AND VENT AND STORM SEWER PIPING SHALL BE SCHEDULE 40 PVC UNLESS NOTED DIFFERENTLY ON PLANS.
5. MINIMUM PITCH ON ALL HORIZONTAL SANITARY WASTE DRAIN LINES ARE AS FOLLOWS UNLESS NOTED DIFFERENTLY ON PLANS.
   2" OR SMALLER DIAMETER - MINIMUM OF 1/4" PER FOOT
   3" OR LARGER DIAMETER - MINIMUM OF 1/8" PER FOOT
6. ALL BELOW GRADE WATER PIPING SHALL BE HIRSBRO AQUAPEX TUBING. PROTECT WITH 1/2" FOAM PIPE INSULATION WHEN PENETRATING CONCRETE.
7. ALL ABOVE ABOVE GRADE WATER PIPING SHALL BE TYPE "L" COPPER AND INSTALLED IN CONCEALED SPACES WHENEVER POSSIBLE.
8. ENTIRE WATER DISTRIBUTION SYSTEM SHALL BE DISINFECTED IN ACCORDANCE WITH STATE AND LOCAL CODES.
9. ALL PLUMBING PENETRATIONS OF FIRE RESISTIVE ASSEMBLIES SHALL BE PROTECTED BY AN APPROVED U.L. SYSTEM.
10. PROVIDE DIELECTRIC UNIONS WHENEVER DISSIMILAR PIPE MATERIALS ARE CONNECTED.
11. PROVIDE ESCUTCHEONS TO FINISH OFF OPENINGS WHENEVER EXPOSED PIPES PASS THROUGH FLOORS, WALLS OR CEILINGS.
12. PROVIDE COMPATIBLE PIPE HANGERS AND SUPPORTS. SECURELY ATTACHED TO BUILDING STRUCTURE AT INTERVALS REQUIRED TO SUPPORT PIPE AND ITS CONTENTS.
13. PROVIDE ACCESSIBLE WATER HAMMER ARRESTORS ON ALL PLUMBING APPLIANCES INCORPORATING A SOLENOID ACTUATED, QUICK CLOSING VALVE.
14. DOMESTIC PIPE INSULATION. INSULATE ALL EXPOSED HOT, COLD & RECIRCULATED WATER LINES WITH 1" THICK GLASS FIBER TYPE INSULATION WITH A MINIMUM FLAME SPREAD RATING OF 25, SMOKE DEVELOPED RATING OF 50, VAPOR RETARDER KRAFT JACKET AND FACTORY FABRICATED PVC COVERS OVER ALL FITTINGS, VALVES AND SPECIALTIES. INSULATED ALL CONCEALED WATER LINES WITH 1/2" THICK POLYOLEFIN FOAM PIPE INSULATION. APPLY INSULATION TO MAINTAIN A CONTINUOUS THERMAL AND VAPOR RETARDER OVER ENTIRE SYSTEM, SEAL ALL JOINTS AND SEAMS.
15. STORM PIPE INSULATION. INSULATE ALL HORIZONTAL ABOVE GRADE STORM SEWER LINES, VERTICAL TO HORIZONTAL ELBOWS WITH 1" THICK GLASS FIBER TYPE INSULATION WITH A MINIMUM FLAME SPREAD RATING OF 25, SMOKE DEVELOPED RATING OF 50, VAPOR RETARDER KRAFT JACKET. PROVIDE FACTORY FABRICATED PVC COVERS OVER ALL FITTINGS. APPLY INSULATION TO MAINTAIN A CONTINUOUS THERMAL AND VAPOR RETARDER OVER ENTIRE SYSTEM, SEAL ALL JOINTS AND SEAMS.
16. FLOOR DRAINS. PROVIDE GENERAL SERVICE FLOOR DRAINS BY JAY R. SMITH SERIES 2005 OR EQUAL BY WADE, ZURN OR JOSAM WITH "A" STYLE ROUND NICKEL BRONZE TOP AND STRAINER, CAST IRON BODY WITH FLASHING COLLAR AND ADJUSTABLE STRAINER HEAD. PROVIDE FLOOR DRAINS WITH SEEPAGE FLANGE AND CLAMPING RING WHEN INSTALLING IN MEMBRANE FLOOR SYSTEM.
17. CLEANOUTS-FLOOR. PROVIDE CAST IRON FLOOR CLEANOUTS BY AY R. SMITH SERIES 4020 OR EQUAL BY WADE, ZURN OR JOSAM WITH ADJUSTABLE ROUND SCORIATED AND SECURED NICKEL BRONZE TOP. CLEANOUT COVERS SHALL ACCOMMODATE FINISHED FLOOR MATERIALS TO PROVIDE A FINISHED APPEARANCE, AND BE CAPABLE OF BEARING FOOT AND MEDIUM LOAD WHEEL TRAFFIC UNLESS NOTED DIFFERENTLY ON PLANS.

   CLEANOUTS-WALL. PROVIDE WALL CLEANOUTS WITH ROUND S.S. ACCESS COVERS SECURED WITH COUNTERSUNK S.S. SCREW. ALL CLEANOUTS, WALL OR FLOOR SHALL BE FULL LINE SIZE THROUGH 6" PIPE AND LOCATED ACCORDING TO STATE AND LOCAL CODES.

PLUMBING FIXTURE SCHEDULE

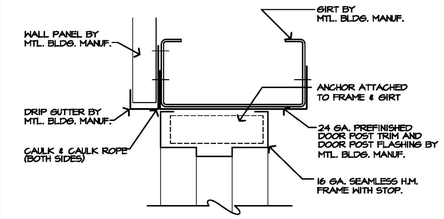
TAG	FIXTURE DESCRIPTION
TD	TRENCH DRAIN ZURN ZB06-DSC TRENCH DRAIN SYSTEM WITH 6" WIDE MODULAR FIBER REINFORCED POLYMER FIBERGLASS, RADIUS BOTTOM, INTERLOCKING ENDS, HEAVY-DUTY GALVANIZED STEEL FRAMING WITH ANCHOR STUDS, AND 6" WIDE VENTED TRAFFIC GRATE WITH LOCKDOWN HARDWARE AND ANCHOR TABS. FIELD VERIFY INVERT ELEVATIONS AND PROVIDE SLOPE, END CAPS, OUTLETS, AND BASINS AS REQUIRED.
TB	TRIPLE BASIN ZURN Z1065 TRIPLE BASIN OIL SEPARATOR WITH 1/4" THICK POLYETHYLENE BODY, HEAVY-DUTY DURACOATED STEEL FRAMING, 1/4" THICK TREAD PLATE COVER FOR VEHICLE TRAFFIC RATED LOAD CLASSIFICATION, STAINLESS STEEL LOCKING HARDWARE, 4" WASTE INLETS/OUTLETS, AND 2" VENTS. FIELD VERIFY INVERT ELEVATIONS AND PROVIDE DEPTH AS REQUIRED. PROVIDE 60 GALLONS MINIMUM OF STORAGE. STORAGE SIZE CALCULATIONS PER ILLINOIS PLUMBING CODE 890.510: FIRST 2000 SQ. FT AT 6 GT FT (45 GALLONS) + ADDITIONAL 1 CU. FT. PER 1000 SQ. FT. 6 CU. FT. = 2 CU. FT. = 8 CT. FT. = 60 GALLONS
CO	CLEANOUTS ZURN ZN-1441 (WALL), ZN-1400TX (VINYL), ZB-1400-TCM (CARPET), ZB-1400T (CERAMIC), AND ZB-1400T (CEMENT)

PLUMBING FIXTURE SCHEDULE

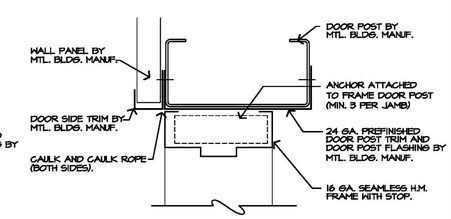
TAG	FIXTURE DESCRIPTION	MANUFACTURER	CATALOG NUMBER	COLOR	FAUCET OR FLUSH VALVE	FIXTURE NOTES
WC	ADA COMPLIANT WATER CLOSET - FLOOR MOUNT VITREOUS CHINA, 1.6 GPF, GRAVITY FLUSH, ELONGATED BOWL, 2-1/8" TRAPWAY, 16 1/2" BOWL HEIGHT, CLASS 5 FLUSHING	KOHLER	K-3489 CIMARRON	WHITE	N/A	1,2356
SEAT	ELONGATED OPEN FRONT SEAT W/ CHECK HINGE, LESS COVER	KOHLER	K-4650	WHITE	N/A	
L	ADA COMPLIANT LAVATORY - SELF RIMING VITREOUS CHINA WITH OFFSET DRAIN, 24"x15" OVERALL DIMENSIONS	KOHLER	K-14156 GARLAND	WHITE	F-1	1,2346
FD	PVC BODY W/ ADJUSTABLE PVC HEAD & CAST IRON FRAME AND GRATE	ZURN	FD-2208			
F-1	ADA COMPLIANT, LAVATORY FAUCET DECK MOUNT, SINGLE HANDLE, 4" CENTERS, 2.2 GPM, 1/2" CONNECTIONS, ADJUSTABLE TEMPERATURE LIMIT STOPS, AND GRID WASTE STRAINER	MOEN	8480	CHROME		13

NOTES:
1. PROVIDE ALL NECESSARY MOUNTING ACCESSORIES, TRIM, AND HARDWARE REQUIRED FOR A COMPLETE AND OPERABLE INSTALLATION INCLUDING: CHROME PLATED BRASS BODIED STOPS, CHROME PLATED COPPER RISER, CHROME ESCUTCHEONS, POLISHED CHROME CAST BRASS P-TRAP WITH CLEANOUT AND APPLICABLE MATCHING STRAINERS & DRAIN ASSEMBLIES.
2. APPLY MATCHING SEALANT AT ALL INTERSECTIONS OF ENTIRE FIXTURE BODY AND WALL/FLOOR SURFACES.
3. FIXTURE AND COMPLETE INSTALLATION SHALL COMPLY WITH THE I.B.C. CHAPTER 11 (ADA) REQUIREMENTS. -LAVATORIES: PROVIDE OFFSET TAILPIECE WITH WHEELCHAIR STRAINER ASSEMBLY. WRAP DRAIN ASSEMBLY, ANGLE STOPS, AND SUPPLY TUBES WITH NON-YELLOWING, FIRE RETARDANT VINYL COVERS WITH SNAP CLIP, FLUSH MOUNTED REUSABLE FASTENERS. ANGLE STOP VALVES SHALL BE SECURED WITH LOCKING UP ACCESS COVERS AND P-TRAP SHALL INCLUDE CLEANOUT CAP TO ALLOW SERVICE WITHOUT DISASSEMBLY. -WATER CLOSET: INSTALL MANUALLY OPERATED FLUSH CONTROL VALVES ON WIDE SIDE OF TOILET AREA NO HIGHER THAN 44" A.F.F.
4. FIXTURE COLOR FOR BASE BID SHALL BE WHITE UNLESS NOTED DIFFERENTLY IN SCHEDULES. FIELD VERIFY FINAL COLOR SELECTION WITH OWNER/ARCHITECT PRIOR TO FIXTURE ORDER. ANY VARIATION OF BASE COLOR SHALL BE CONSIDERED AS AN ADD ALTERNATE.
5. PROVIDE ANTI MICROBIOLOGIA SEAT.
6. PROVIDE WATER SENSOR FIXTURES.

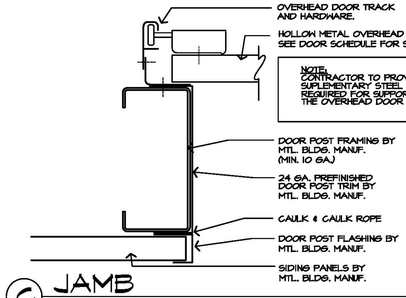
DOOR DETAILS



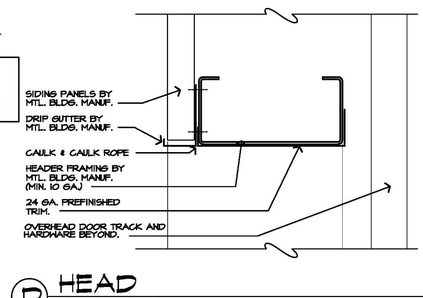
A JAMB
SCALE: 3"=1'-0"



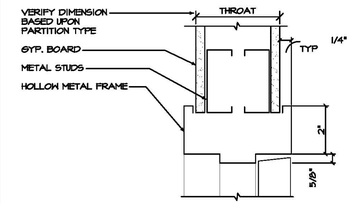
B HEAD
SCALE: 3"=1'-0"



C JAMB
SCALE: 3"=1'-0"



D HEAD
SCALE: 1 1/2"=1'-0"



E HEAD/JAMB
SCALE: 3"=1'-0"

DOOR SCHEDULE

MK.	DOOR TYPE	DOOR SIZE	DOOR THK.	DOOR MAT'L.	FRAME JAMB	FRAME HEAD	FRAME SILL	FRAME MAT'L.	HDWR.	FIRE	REMARKS
A	A	3'-0" x 7'-0"	1 3/4"	INSUL. HM	A	B	A	HM	1		PAINT TO MATCH ADJACENT WALL
B	B	14'-0"W x 14'-0"H	2"	INSUL STL	C	D	-	ST	BY MFR.		
C	A	3'-0" x 7'-0"	1 3/4"	HM	E	E	B	HM	2		PAINT TO MATCH ADJACENT WALL

HARDWARE SCHEDULE

HDW SET 1
- 1 1/2 PAIR BUTTS
- 1 LEVER LOCKSET - ENTRY FUNCTION
- 3 SILENCERS
- 1 CLOSER - SURFACE MOUNTED
- 1 SET WEATHERSTRIPPING
- 1 THRESHOLD
- 1 KICKPLATE - 12" X DW LESS 1"

HDW SET 2
- 1 1/2 PAIR BUTTS
- 1 LEVER LOCKSET - TOILET FUNCTION
- 3 SILENCERS
- 1 CLOSER - SURFACE MOUNTED
- 1 WALL BUMPER

NOTE:
1. DOOR HARDWARE SHALL BE CAPABLE OF OPERATION WITH THE USE OF ONE (1) HAND AND SHALL NOT REQUIRE TIGHT PINCHING, TIGHT GRASPING OR TWISTING OF THE WRIST TO OPERATE. THUMBTURN DEADBOLTS ARE PROHIBITED. LEVER OR PADDLE DEADBOLT RELEASES ARE ACCEPTABLE. DOOR THRESHOLD SHALL NOT EXCEED ONE-HALF INCH (1/2") IN HEIGHT. THRESHOLDS EXCEEDING ONE-QUARTER INCH (1/4") IN HEIGHT SHALL HAVE A 1:2 BEVEL. DOOR CLOSERS SHALL MEET OPENING FORCE AND SWEEP PERIOD REQUIREMENTS.
2. VERIFY ALL FINISH COLORS WITH OWNER.
3. FRAMES TO BE PAINTED TO MATCH ADJACENT WALL

MANUFACTURER & FINISHES

ITEM	MFR.	MODEL	FINISH
BUTTS	STANLEY	BALL BEARING 5 KNUCKLE	
LOCKSET	SCHLAGE	L-SERIES	BRUSHED STAINLESS STEEL
CLOSER	LCN	1105 LEVER SURFACE MOUNTED	
THRESHOLD	REESE	VARIES (MAX 1/2" H.)	ALUMINUM
H.M. FRAME	---	16ga. WELDED	PAINTED
H.M. DOOR	---	18ga. FACES	PAINTED

ROOM FINISH SCHEDULE

MK.	ROOM	FLOOR: SEALED CONCRETE SC-1	FLOOR: EXISTING TO REMAIN	BASE: 6" VINYL BASE, VB-1	BASE: EXPOSED CONSTRUCTION	BASE: EXISTING TO REMAIN	WALL: PAINTED GYP BD. - P-1	WALL: PAINTED GYP BD. - P-2	WALL: EXPOSED CONSTRUCTION	CEILING: 2x2 ACOUSTICAL CEILING TILE ACP-1	CEILING: EXPOSED CONSTRUCTION	REMARKS
100	WAREHOUSE	•			•				•		•	
101	TOILET	•			•			•		•		
102	TOILET	•			•			•		•		

FINISH LEGEND

MARK	DESCRIPTION	MANUFACTURER	MFR. #	COLOR
SC-1	SEALED CONCRETE	ASFORD CONCRETE SEALER	CURE-SEAL-HARDENER COLORLESS, TRANSPARENT	NOTE 1
P-1	PAINT	BENJAMIN MOORE OR EQUAL		NOTE 1, 2
P-2	EPOXY PAINT	SHERWIN WILLIAMS	PRO INDUSTRIAL HIGH PERFORMANCE EPOXY	NOTE 1
ACT-1	ACOUSTICAL CEILING TILE 24"x24"	ARMSTRONG	STYLE: CIRRUS #584, EDGE: BEVELED TEGULAR, COLOR: WHITE	NOTE 1

FINISH NOTES:
1. VERIFY ALL COLORS WITH OWNER PRIOR TO ORDERING ANY MATERIALS.
2. ECO SPEC WB INTERIOR GRADE LATEX PAINT, EGGSHELL FINISH ON WALLS, SEMI-GLOSS ON DOORS.

INTERIOR FINISH NOTES

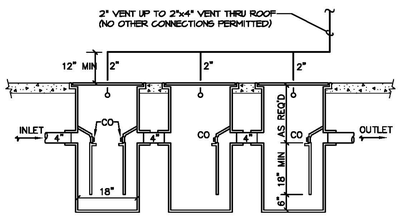
INTERIOR FINISH MATERIALS SHALL BE GROUPED IN THE FOLLOWING CLASSES IN ACCORDANCE WITH THEIR FLAME SPREAD AND SMOKE DEVELOPED INDEXES:

CLASS A: FLAME SPREAD 0-25; SMOKE DEVELOPED 0-450
CLASS B: FLAME SPREAD 26-75; SMOKE DEVELOPED 0-450
CLASS C: FLAME SPREAD 76-200; SMOKE DEVELOPED 0-450

INTERIOR WALL AND CEILING FINISH REQUIREMENTS:

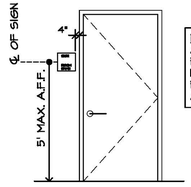
GROUP S (SPRINKLERED)	
EXIT ENCLOSURE AND EXIT PASSAGEWAYS	CLASS C
CORRIDORS	CLASS C
ROOMS AND ENCLOSED SPACES	CLASS C

INTERIOR FLOOR FINISH:
GROUP S NOT LESS THAN CLASS II MATERIALS



FIBERGLASS TRIPLE BASIN WITH GAS TIGHT HEAVY-DUTY TRAFFIC-RATED STEEL COVERS. PROVIDE INLETS, OUTLETS, AND VENT CONNECTIONS AS INDICATED. PROVIDE MINIMUM 100 GALLONS OF STORAGE.

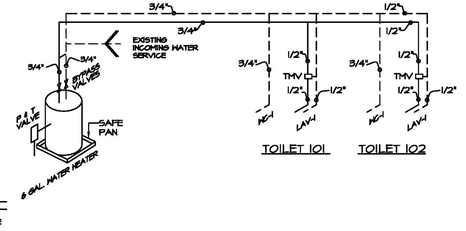
TRIPLE BASIN DETAIL
NOT TO SCALE



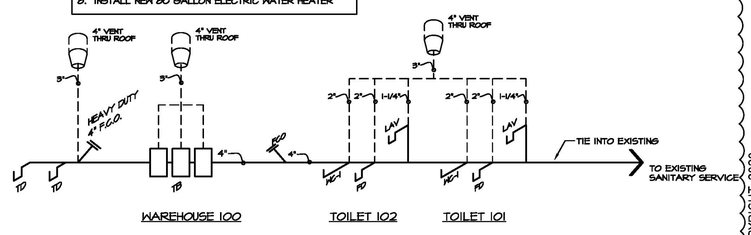
NOTE
ALL SIGN COLORS & FINISHES TO MEET STATE OF ILLINOIS ACCESSIBILITY REQUIREMENTS AND FEDERAL ADA GUIDELINES

A-5 TYPICAL SIGNAGE DETAIL
1/4" = 1'-0"

PLUMBING NOTES
1. SUPPLY PIPING ABOVE GROUND TO BE TYPE L COPPER.
2. ALL JOINTS TO BE SOLDERED WITH LEAD FREE SOLDER.
3. ALL FIXTURES TO HAVE SHUT OFF VALVES.
4. WASTE PIPING ABOVE GRADE TO BE SCHEDULE 40 PVC WITH SOLVENT WELDED FITTINGS
5. WASTE PIPING BELOW GRADE TO BE SCHEDULE 40 PVC WITH SOLVENT WELDED FITTINGS
6. 12" AIR CHAMBERS @ ALL FIXTURES.
7. 24" AIR CHAMBERS @ ALL RISERS.
8. INSTALL NEW 80 GALLON ELECTRIC WATER HEATER



SUPPLY DIAGRAM
NOT TO SCALE



WASTE DIAGRAM
NOT TO SCALE

© COPYRIGHT 2020

REVISIONS	BY
1/3/20	RB

WALL SECTIONS

BUILDING ADDITION FOR:
PLUMBING SYSTEMS & REPAIR INC
11714 TOWER PARK DRIVE
HUNTLEY, ILLINOIS 60141

R.B. CUSTOM DESIGNS INC.
2108 N. Jonsberg Road
Jonsberg, Illinois 60051
Phone: 815-754-4454
Fax: 815-307-2200

Date	12/10/19
Scale	AS NOTED
Drawn	RJB
Job	1454
Sheet	A-5
Of	Sheets

30' Building Setback Line

5'

4800 SF PROPOSED WAREHOUSE ADDITION

EXISTING Gravel LOT

6000 SF EXISTING WAREHOUSE

3800 SF EXISTING OFACE

Future Asphalt Parking

Proposed 5000 sq. ft. Building F.F. 886.82

Detention Vol. 1.138 ac.-ft. HWL = 883.93

RWL 879.20

HWL 883.93

Retention Vol. 0.086 ac.-ft. RWL = 879.20

Rip-Rap Outlet

WL = 876.09

PARKING REQUIREMENTS

Business:	3.5 spaces per 1000 sq. ft.
Warehouse:	1 space per 1000 sq. ft.
Business Area:	1700 sq. ft.
Warehouse Area:	7568 sq. ft
Parking Required:	14 spaces.

No.	Date	Revision
2	2-21-03	Per Village Review
1	11-04-02	Per Village Review

GRADING / PAVING PLAN

HAEGER ENGINEERING
consulting engineers · land surveyors
1911a rohlwing road rolling meadows, IL 60008 · tel: 847.394.6600 fax: 847.394.6608
www.haegerengineering.com

Designed: B L H Drawn: J D H Checked: L A K
Scale: 1" = 20' Sheet 5 of 7
Date: 08-15-02 Project No. 02014 C

©2014 HEG 2002 Haeger Engineering, LLC

Plumbing Systems & Repair, Site photos taken 02/21/20






PLUMBING
847-961-6500






.2226
tex

Robert Haire Properties, LLC

P.O. Box 5657
Elgin, IL 60120
Phone (847) 961-6500
Fax: (847) 961-5013

2/16/20

To Whom it may concern:

Re: Zoning & Building

Plumbing Systems & Repair
11714 Powder Park Rd.
Huntley, Il. 60142

Robert Haire has been owner and operator of above property since 2000.

Applied Ecological has rented part of the building since 2007. They have 6 to 8 employees that park here during the day.

Business has expanded for both companies and therefore equipment has been stored outside the building.

New edition will ensure that both companies have the ability to park equipment inside which will ensure safety and also clean up the exterior area.

There are two employees that work full time in the office for PSR.

Railroad boxes and other equipment that are now parked outside will be removed.

We will have gravel delivered every year; equipment tears up asphalt.

There is sufficient parking around our building, this property is not used for the public.

We have had issues with vandalism before and this expansion will allow us a safer work area.

We foresee no increase in traffic.

Thank you,

AN ORDINANCE APPROVING SITE PLAN REVIEW INCLUDING ANY NECESSARY RELIEF FOR A ±4,800 SQUARE FOOT WAREHOUSE ADDITION FOR PLUMBING SYSTEMS AND REPAIR, INC.

111714 Powder Park Drive
Plumbing Systems and Repair Inc., Petitioner/Owner
Ordinance (O) 2020-03.XX

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

WHEREAS, Plumbing Systems and Repair, Inc. (Plumbing Systems), petitioner/owner, has requested approval of Site Plan Review to accommodate a ±4,800 square foot warehouse addition to the existing ±9,800 square foot office-warehouse facility, 11714 Powder Park Drive, in the "M" Manufacturing District; and

WHERAS, the Plumbing Systems' warehouse addition will allow the building owner and tenant(s) to move all outside storage items to the inside of the warehouse, and to clean up the exterior building grounds and improve the safety of the site; and

WHEREAS, Plumbing Systems' proposed ±4,800 square foot warehouse addition will extend north 80-feet from the existing warehouse building and will reduce the rear setback adjacent to the north lot line to ±5 feet; and

WHEREAS, the Zoning Code requires "M" Manufacturing zoned parcels which abut residential zoning districts to maintain a 30-foot rear setback, requiring relief for a ±5-foot rear building setback; and

WHEREAS, Plumbing Systems does not propose to add any additional parking spaces and will require relief for eight (8) spaces; and

WHEREAS, Plumbing Systems will to continue the use of the gravel lot located to the north of the paved parking lot (adjacent to new warehouse), and the Zoning Code (Section 156.106 (C) (5)(a)) does not allow the use of gravel, thus relief is required to allow the continued use of the gravel lot; and

WHEREAS, on February 24, 2020, the Plan Commission conducted a public hearing to consider the request and having considered the Standards for Site Plan Review, 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 5 to 0 subject to the following conditions:

1. All public 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) site design standards, practices and permit requirements.
2. The petitioner will comply with all final engineering revisions to be approved by the Village Engineer and Development Services Department.
3. The Village of Huntley will require adherence to Illinois drainage law and best management practices for stormwater management.

DRAFT

4. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
5. Upon issuance of the final certificate of occupancy, the petitioner shall be required to move all outside equipment to the interior of warehouse, and all other remaining outdoor materials and debris shall be removed from the property.
6. No building permits are approved as part of this submittal.
7. No sign permits are approved as part of this submittal.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF HUNTLEY as follows:

SECTION I: The request for Site Plan Review, including the necessary relief to accommodate a ±4,800 square foot warehouse addition for Plumbing Systems and Repair Inc., 11714 Powder Park Drive, is hereby approved subject to the conditions referenced above.

SECTION II: This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

Section III: All ordinances and parts of ordinances in conflict herewith are hereby repealed.

	Aye	Nay	Absent	Abstain
Trustee Goldman	_____	_____	_____	_____
Trustee Hoeft	_____	_____	_____	_____
Trustee Kanakaris	_____	_____	_____	_____
Trustee Leopold	_____	_____	_____	_____
Trustee Piwko	_____	_____	_____	_____
Trustee Westberg	_____	_____	_____	_____

PASSED and APPROVED this 12th day of March, 2020.

APPROVED:

_____
Village President

ATTEST:

_____
Village Clerk

DRAFT

Agenda Item: **Consideration – An Ordinance Granting Relief for an Additional Ground Sign for Advocate Medical Group, 13900 Quality Drive**

Petitioner: **Advocate Medical Group**

Department: **Development Services Department - Planning and Zoning Division**

Introduction

On August 11, 2016, the Village Board approved the final plat of subdivision and site plan for Advocate Medical Group's ±18,102 square foot medical office building located at 13900 Quality Drive in the "O" Office District. At the time of review, Advocate's proposed signage included three (3) wall signs and one (1) ground sign. The approved ground sign was proposed and ultimately constructed at the Quality Drive entrance to the lot. Since the construction of the medical office building, the petitioner states they have heard feedback from many patients that they have had difficulty in finding the building on Quality Drive. Advocate Medical Group is currently seeking to resolve this issue by adding an additional ground sign in an area of the site that is visible from the Route 47 corridor.

Staff Analysis

Advocate proposes to construct a second monument sign at the southeast corner of their property, providing visibility from Route 47 and the I-90 westbound on-ramp. The Advocate Outpatient Center sign face measures 40.77 square feet and is wrapped in brick, with a stone base to match building materials and the existing monument sign. In an effort to further increase visibility, the monument sign also includes Advocate's "star" logo at the top of a 21'-10 ¾" tall painted (white) metal column. Advocate's star logo is considered a sign face which measures 10.56 square feet. The total proposed sign face square footage for the monument sign is 51.33 square feet.

The Sign Regulations allow for one ground sign, with the total square footage not to exceed 80 square feet, and a maximum of 15-feet in height. Relief from the Village Board will be required to allow for one additional ground sign at a height of 21' 10 ¾" tall. The main sign face as well as the white portion of the star logo will be illuminated.

	Proposed	Amount Allowed	Relief Required
Proposed total # ground signs on property	2	1	1 additional ground sign
Total square footage of sign area	51.33 SF	80 SF	None
Height of sign	21'-10 ¾" H	15' H	6'-10 ¾" H

In accordance with the Village's Sign Regulations, the petitioner will be required to submit a landscaping plan for the area surrounding the base of the sign. The required landscaped area shall consist of plantings such as, but not limited to, hedges, conifers, flowering plants, evergreens, and ground cover plants.

Staff recommends the following conditions be applied should the Village Board approve the relief for the sign:

1) A landscaping plan for the area surrounding the base of the sign must be submitted and approved by Village staff

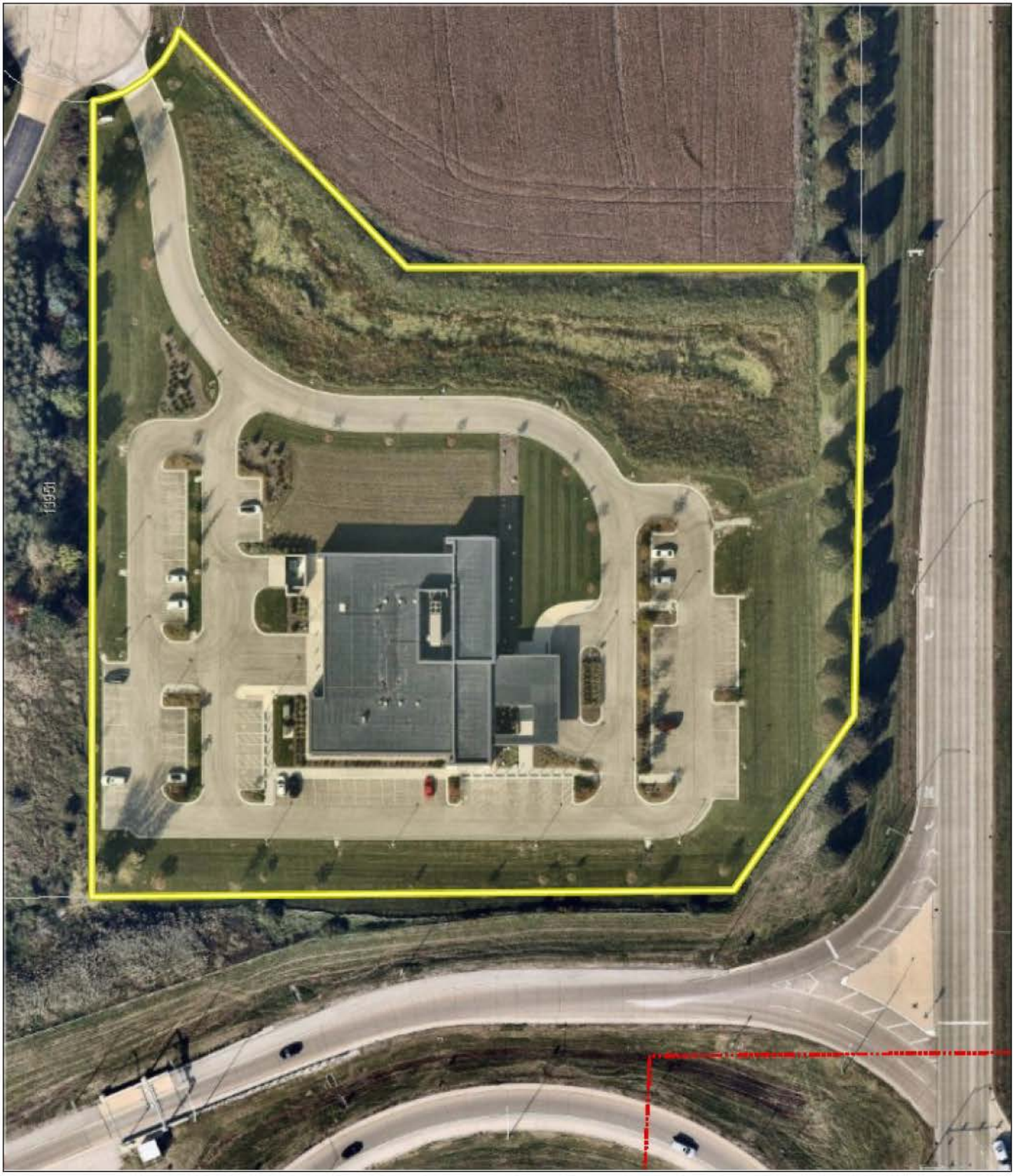
2) The sign shall be set back no less than 10-feet from the property line
3) No sign permits are approved as part of this submittal. Sign permits must be applied for with the Development Services Department.

Action Requested

The petitioner is requesting a motion of the Village Board for an Ordinance Granting Relief for an Additional Ground Sign for Advocate Medical Group, 13900 Quality Drive.

Exhibits

1. Aerial Photo, dated 03/03/20
2. Letter from Advocate Aurora Health, dated 02/17/20
3. Site Plan with location of sign, HDR Architects, undated
4. Spec design for ground sign with material list, Sign Outlet, dated 03/04/20
5. Sign dimension specifications, HDR, 02/03/20
6. Photo of existing monument sign located at Quality Drive entrance, undated
7. Draft Ordinance



Village of Huntley GIS

Advocate Huntley

DISCLAIMER: The Village of Huntley Does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.

SCALE: 1" = 100 '

VILLAGE OF HUNTLEY
10987 Main Street
Huntley, IL 60142
(847)669-9600

Print Date: 3/3/2020

AdvocateAuroraHealth

Advocate Aurora Health
3075 Highland Parkway
Suite 600
Downers Grove, IL 60515

T (630) 572-9393
F (630) 990-4752
advocateaurorahealth.org

February 17, 2020

Village Board of Trustees
Village of Huntley
10987 Main Street
Huntley, IL 60142

Re: Signage request for Advocate Health Care clinic
13900 Quality Drive
Huntley, IL

Dear Trustees,

Our Advocate Outpatient Center is located at 13900 Quality Drive in Huntley. We currently offer services for patients in Primary Care, Cardiology, Physical Therapy, Cardiac Testing, Mammography, and X-ray. This office was built in September 2017 and we have continued to have challenges with the community being aware that we are an open medical facility and that our office is hard to locate due to our office sitting back so far from Route 47. This feedback has been shared with us during the many community events that we have participated in and by the many patients that have been referred to us and have had difficulty locating our building. Our most consistent feedback is from the Del Webb community, which is located one mile from our facility.

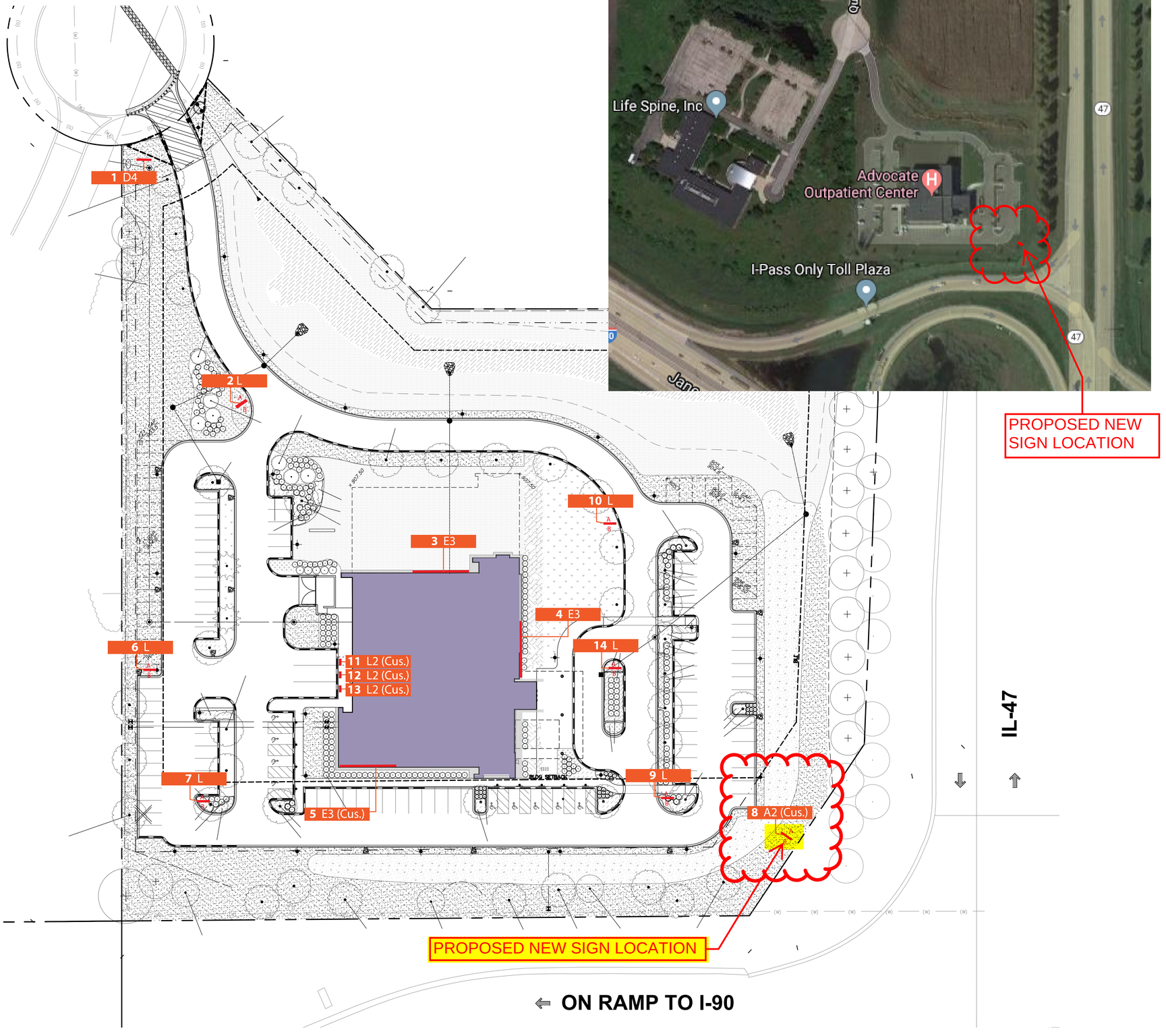
We feel that by placing a sign along Route 47 for our office, it will help to bring an overall awareness of our facility to the Huntley community and surrounding communities that drive down Route 47. We would like to continue to grow the services that we offer at this site in order to best meet the healthcare needs of these patients.

If you have questions or concerns about our request, please contact me or Mr. Brad Mayer at (630) 929-8105. Thank you for your consideration and understanding.

Sincerely,

Advocate Health Care Aurora Health Care

Kimberly Roepsch
Director of Physician Practice Management
Advocate Medical Group-Sherman Area Primary Care
O: 847.961.7818
M: 815.742.6963



1. SIGN TYPE USE FOR ALL LOCATIONS SHOWN SHALL BE CONFIRMED TO AS-BUILT CONDITIONS AND CONFIRMED WITH THE CLIENT PRIOR TO PRODUCTION.
2. REFER TO DRAWINGS, SPECIFICATIONS, AND MESSAGE SCHEDULE FOR COMPLETE INFORMATION.
3. LOCATIONS SHOWN SHALL BE CONFIRMED TO AS-BUILT CONDITIONS AND CONFIRMED WITH THE CLIENT PRIOR TO PRODUCTION.

HDR Architecture, Inc.
8550 W Bryn Mawr Avenue
Suite 900
Chicago, IL 60631-3223

Advocate Health Care

ADVOCATE HEALTH CARE
HUNTLEY CLINIC
13900 QUALITY DRIVE
HUNTLEY, IL 60142

KEY

Department Nomenclature shown on this plan is for concept purposes only. Final naming convention pending leadership approval.

MARK DATE DESCRIPTION

PROJECT NUMBER

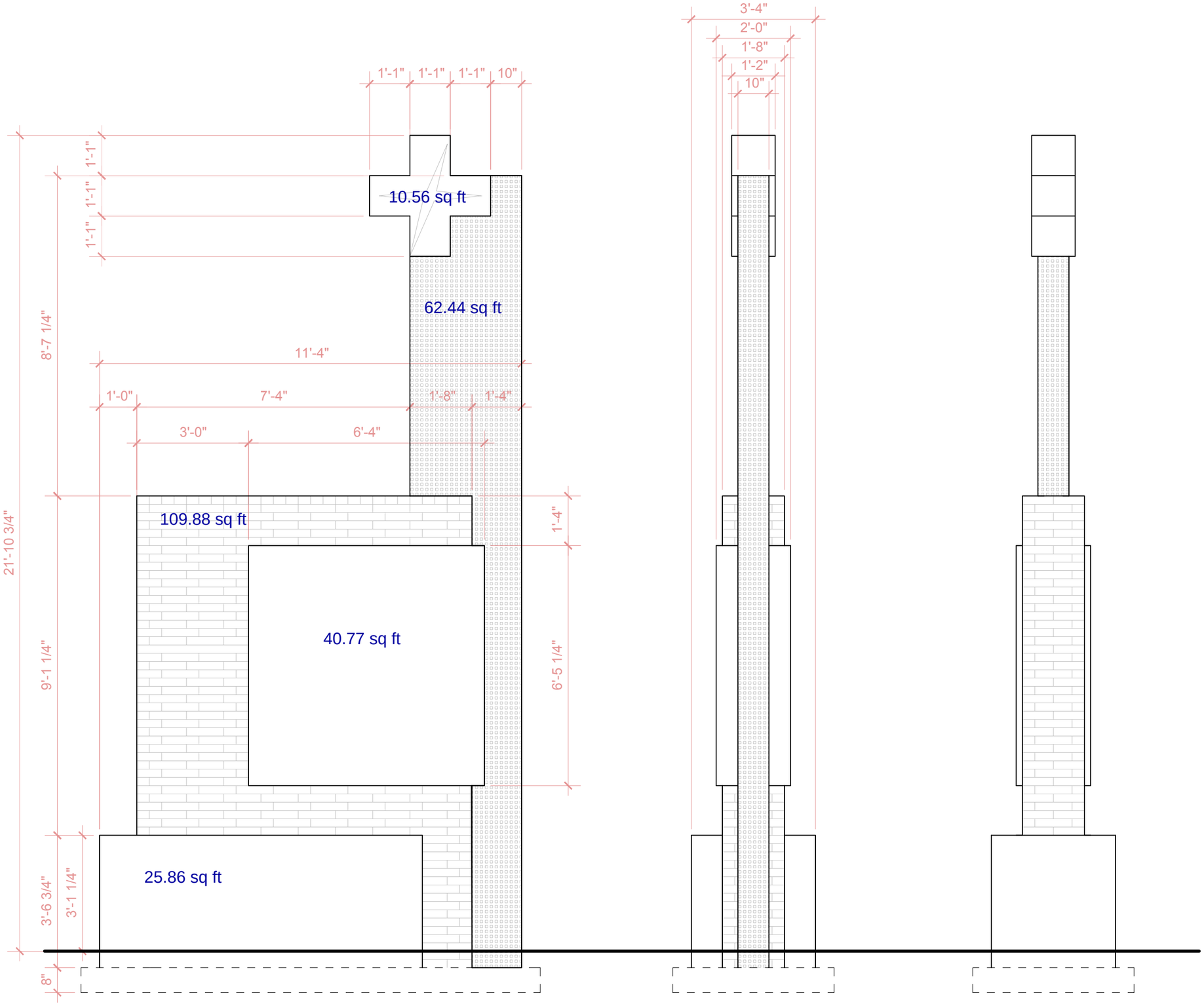
SHEET NAME
EXTERIOR
LOCATION PLAN

SHEET NUMBER
XE-101-H


Advocate
Outpatient
Center
Immediate Care
Advocate Department
Other Tenant

2016

...SF...
10.56
62.44
40.77
25.86
109.88
249.51
Per face
x 2 faces
=499.02SF
total



HDR
February 3, 2020

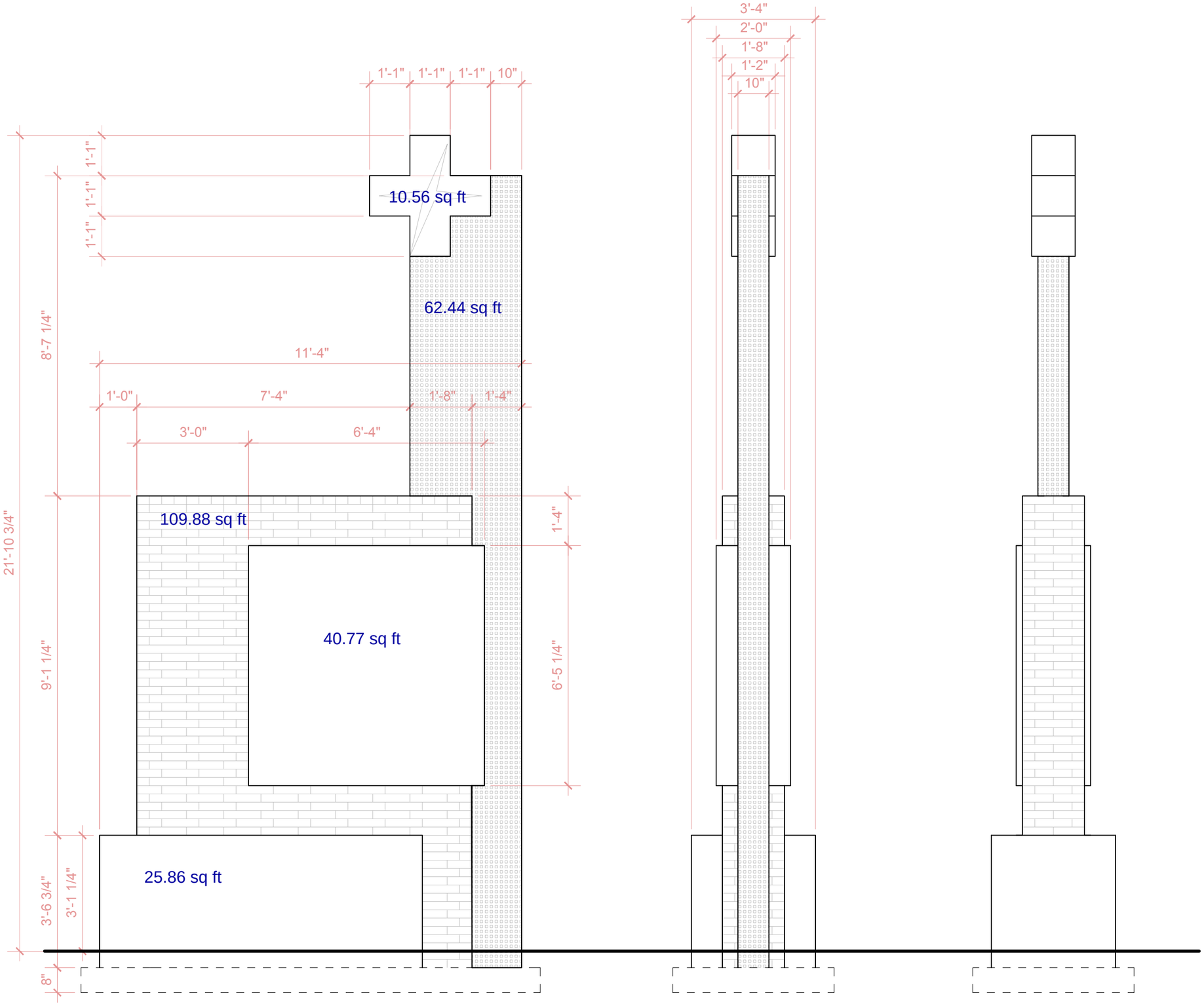
Total Sq Ft per face:
- with Star at top: 249.51

Advocate Medical Group - Outpatient Center
13900 Quality Drive,
Huntley, IL

Existing sign, installed complete 8/04/2011
Built and installed by Sign Outlet



...SF...
10.56
62.44
40.77
25.86
109.88
249.51
Per face
x 2 faces
=499.02SF
total



HDR
February 3, 2020

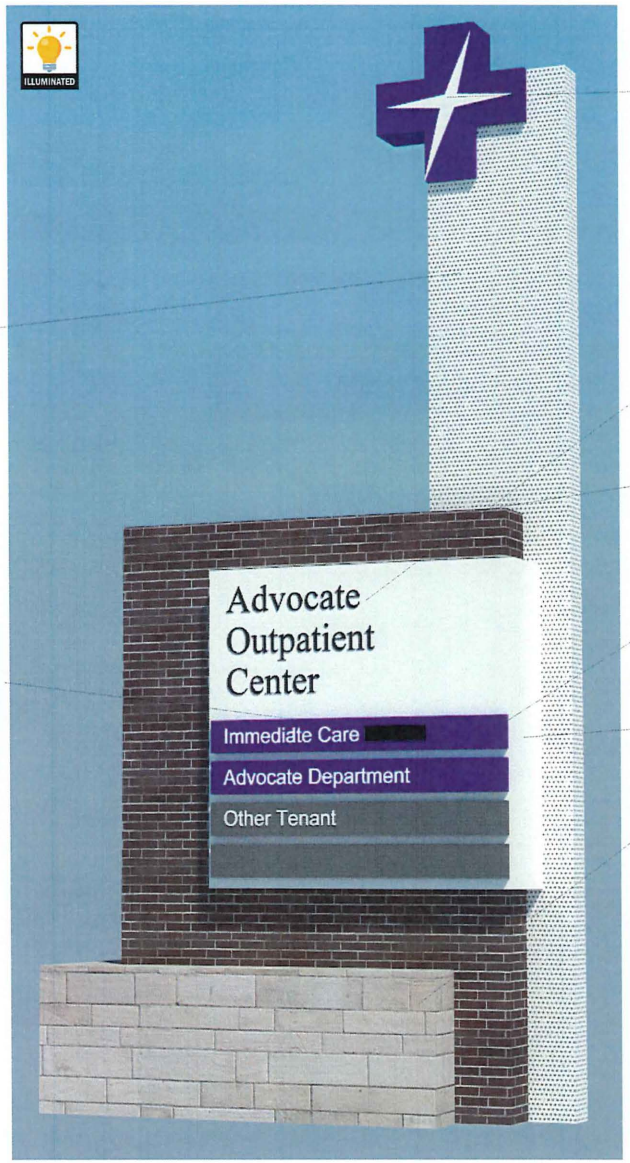
Total Sq Ft per face:
- with Star at top: 249.51

Advocate Medical Group - Outpatient Center
13900 Quality Drive,
Huntley, IL

Existing Ground Sign



HUNTLEY 13900 QUALITY DRIVE HUNTLEY, IL 60142



FABRICATED ALUMINUM CROSS
WITH INTERNAL LED ILLUMINATION
3/4" CLEAR PLEX PUSH THRU

.125 ALUMINUM WITH 1/4" HOLES
3/8" ON CENTER - PAINTED WHITE

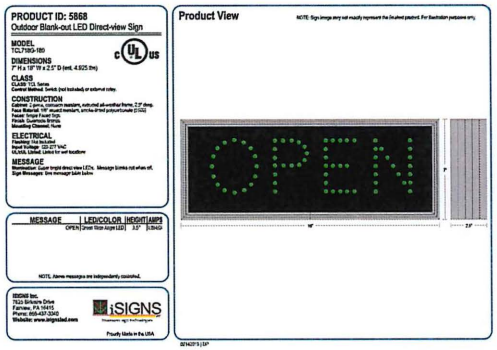
FABRICATED ALUMINUM
WITH INTERNAL LED ILLUMINATION
3/4" CLEAR PLEX PUSH THRU
TEXT ONLY ILLUMINATION

RUNNING BOND PATTERN
NORMAN BRICK WALL
HEADER COURSE AT TOP
FULL STRUCTURE

ROUTED ALUMINUM - ILLUMINATED
DIRECTIONAL PANELS - REMOVABLE
WRAP AROUND END OF CABINET
TEXT ONLY ILLUMINATION

SAFETY SWITCH

CAST STONE BASE - WITH
ALUMINUM TOPPER - TEXTURE PAINTED



Sign Outlet®

phone 708.824.2222 fax 708.824.0894

5516 Cal Sag Rd Alsip IL 60803

www.signoutletusa.com

3M Scotchprint® Graphics

ISA International Sign Association™

COPYRIGHT NOTICE

This layout design reflects unpublished work and may not be copied in any manner without the prior express written approval of Sign Outlet Inc. All rights reserved, including patent, trademarks and copyrights. Unauthorized use will incur a design charge.

Company Name	
Date 03.04.20	Phone
Authorized	

AN ORDINANCE GRANTING RELIEF FOR AN ADDITIONAL GROUND SIGN ADVOCATE MEDICAL GROUP, 13900 QUALITY DRIVE

Ordinance (O) 2020-03.XX

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

WHEREAS, Advocate Outpatient Center, 13900 Quality Drive, was approved for development on August 11, 2016, and at that time, Advocate's proposed signage included three (3) wall signs and one (1) ground sign which was located at their Quality Drive entrance; and

WHEREAS, Advocate Medical Group recently submitted a sign plan for a second monument sign for the site (to be located at the southeast corner), totaling 51.33 square feet, and measuring 21'-10 ¾' tall and the Huntley Sign Regulations allow for one ground sign, with the total square footage not to exceed 80 square feet, and a maximum of 15-feet in height; and

WHEREAS, Advocate Medical Group is requesting relief from the Village Board in order to allow for one additional ground sign, and a 21'-10 ¾" tall sign.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF HUNTLEY as follows:

SECTION I: The request from Advocate Medical Group for Relief from the Sign Regulations to allow for an additional ground sign to be located at 13900 Quality Drive is hereby approved subject to the following conditions:

1) A landscaping plan for the area surrounding the base of the sign must be submitted and approved by Village staff.
2) The sign shall be set back no less than 10-feet from the property line.
3) No sign permits are approved as part of this submittal. Sign permits must be applied for with the Development Services Department.

SECTION II: This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

SECTION III: All ordinances and parts of ordinances in conflict herewith are hereby repealed.

	Aye	Nay	Absent	Abstain
Trustee Goldman	_____	_____	_____	_____
Trustee Hoeft	_____	_____	_____	_____
Trustee Kanakaris	_____	_____	_____	_____
Trustee Leopold	_____	_____	_____	_____
Trustee Piwko	_____	_____	_____	_____
Trustee Westberg	_____	_____	_____	_____

PASSED and APPROVED this 12th day of March, 2020.

APPROVED:

_____
Village President

ATTEST:

_____
Village Clerk

DRAFT

Agenda Item: **Consideration – An Ordinance Approving (i) an Amendment to the I-90 / IL 47 Gateway Plan of the Comprehensive Plan to accommodate Business Park and Flex Space and Commercial, as required; and (ii) a Zoning Map Amendment to Rezone Property at the Northeast Corner of Route 47 and Freeman Road from "C-2" Regional Retail District to "BP" Business Park District; and Rezone Property at the Northwest Corner of Route 47 and Jim Dhamer Drive from "O" Corporate Office District and "P" Park and Open Space District to "BP" Business Park District and "C-2" Regional Retail District.**

Petitioner/Owner: **Huntley Development Limited Partnership**

Department: **Development Services Department - Planning and Zoning Division**

Introduction

The petitioner, Huntley Development Limited Partnership ("HDLP"), is requesting to rezone several properties it owns surrounding the intersection of Route 47 and Jim Dhamer Drive/Freeman Road. In doing so, the requested rezonings necessitate an amendment to the I-90/IL 47 Gateway Plan that was approved by the Village Board on December 21, 2017 because the proposed land uses differ from the land uses identified in the Gateway Plan. The petitioner is not presenting plans to develop the properties at this time, nor is there a potential developer or user for the properties.

Any future plan to develop the properties will require a developer/user to submit a Development Application requesting, at a minimum, to subdivide the property and site plan review. A special use permit may also be required dependent on the proposed use. As the petitioner states in their Development Application, they expect that rezoning the property at this time "will make the property more marketable for development…"

The petitioner was previously considering the relocation of Eakin Creek on the west side of Rt. 47, which bisects the property, but is no longer proposing to relocate the creek.

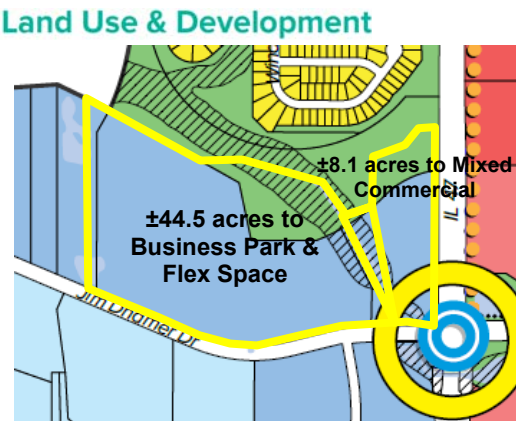
Staff Analysis

AMENDMENT OF I-90/IL 47 GATEWAY PLAN

The subject properties are included as part of the I-90/IL 47 Gateway Plan that was approved by the Village Board on December 21, 2017. The Land Use and Development Framework identifies desired future land uses for the I-90/IL 47 Gateway and provides a framework for guiding future planning decisions. The Land Use and Development Framework seeks "to promote balanced growth in an economically sustainable manner, while preserving and enhancing the area's natural features".

Northwest of Route 47 and Jim Dhamer

The petitioner is requesting an amendment to the I-90/IL 47 Gateway Plan for the approximately ±58.10 acres near the northwest corner of Route 47 and Jim Dhamer Drive. The amendment would identify a majority of the ±58.10 acres as Business Park and Flex Space to support the requested rezoning to "BP" Business Park. The frontage of Route 47 would be changed to Mixed Commercial to support the requested rezoning to "C-2" Regional Retail. The plan currently identifies the subject property as Medical Care/Office and Open Space/Wetland Conservation. The



Medical Care/Office designation currently identified for the property is defined as follows:

Medical Care/Office: The Medical Care/Office land use should consist of small-scale medical offices and complementary commercial uses, such as daycares and restaurants. These areas act as a supportive district for the Health Care District in NE Huntley to serve nearby residents, such as those of Sun City and the Alden senior housing development on Regency Parkway.

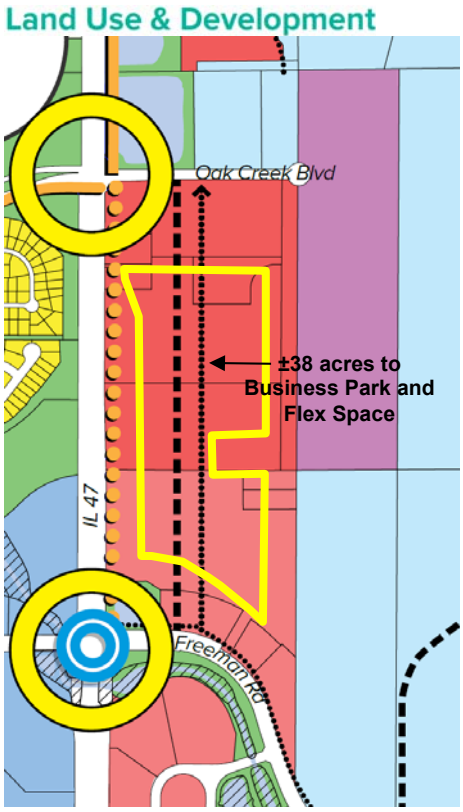
The proposed amendment would change the land use designation to Business Park and Flex Space and Mixed Commercial, which are defined by the plan as follows:

Business Park & Flex Space: The western portion of the I-90/IL 47 Gateway along Jim Dhamer Drive contains many undeveloped properties along with several newly constructed office and light industrial developments. This area should be prioritized for business park and flex space development, with areas adjacent to Route 47 developed as offices, to utilize the area's convenient access to I-90 and Route 47, and to provide high-quality job opportunities for residents and others in the region. Additional opportunity sites include the Stade property north of Freeman Road, which should be developed as Business Park.

Mixed Commercial: The area just northeast of the I-90 interchange contains development-ready sites and vacant buildings surrounding auto-oriented commercial uses, including auto and RV dealerships, and the vacant outlet mall. Opportunity sites for Mixed Commercial development include the auto mall and vacant outlet mall. These areas should be targeted for a mix of commercial development that serve as a regional draw, such as general retailers, sporting goods stores, restaurants, and service uses.

Northeast of Route 47 and Freeman Road

The petitioner is requesting to amend the I-90/IL 47 Gateway Plan for approximately ±38 acres near the northeast corner of Route 47 and Freeman Road. The ±38 acre parcel(s) are located immediately south of the Village Green shopping center, but does not include the property fronting Route 47 or the property fronting Freeman Road. The property fronting Route 47 and Freeman Road would remain as Corridor Commercial and Mixed Commercial as identified in the plan.



The ±38 acre parcel(s) are currently identified as Corridor Commercial (north ±20 acres) and Mixed Commercial (south ±18 acres). The petitioner is requesting to amend the I-90/IL 47 Gateway Plan to change the land use to Business Park and Flex Space (see above description) for the entire ±38 acres. The existing land uses identified for the ±38 acre parcel(s) are defined as follows:

Corridor Commercial (north ±20 acres adjacent to the Village Green retail development): Areas along Route 47 north of Freeman Road are comprised of development-ready sites with much of the infrastructure already in place. These areas should be targeted for Corridor Commercial uses, which would leverage visibility and traffic volume, while establishing Route 47 as Huntley's primary gateway. As new development occurs here, the Village should consider working with developers to encourage a diverse mix of development to ensure continued growth and development in the area.

Mixed Commercial (south ±18 acres): The area just northeast of the I-90 interchange contains development-ready sites and vacant buildings surrounding auto-oriented commercial uses, including auto and RV dealerships, and the vacant outlet mall. Opportunity sites for Mixed Commercial development include the auto mall and vacant outlet mall. These areas should be targeted for a mix of commercial development that serve as a regional draw, such as general retailers, sporting goods stores, restaurants, and service uses.

REZONING

Northwest Corner of Route 47 and Jim Dhamer Drive

The proposal by HDLP would eliminate the "O" Corporate Office zoning at the northwest corner of Route 47 and Jim Dhamer Drive and replace it with "BP" Business Park (±44.46 acres) and "C-2" Regional Retail (±8.1 acres). The proposed rezoning would also reduce the amount of "P" Parks and Open Space zoned property by 1.963 acres (net) and reduce the width of "P" zoned buffer that currently exists along the southern edge of Sun City Neighborhood 32B. At the narrowest point, the "C-2" zoned land would be approximately 228 feet from the back of houses in Neighborhood 32B to the "C-2" zoned land. Staff notes, the petitioner was previously considering the relocation of Eakin Creek, which bisects the property, but is no longer proposing the relocation as part of the current petition.

Northeast of Route 47 and Freeman Road

The proposed rezoning would replace ±38 acres of "C-2" Regional Retail zoned property near the northeast corner of Route 47 and Freeman Road with "BP" Business Park. The currently zoned "C-2" Regional Retail and was originally planned to be an extension of the Village Green retail property. The Route 47 and Freeman Road frontages (±22 acres) of the property would remain as "C-2" in accordance with the proposed Zoning Plat.

Existing and Proposed Zoning Districts

The following are the permitted and special uses allowed in the existing and proposed zoning districts.

Existing Zoning at the Northwest Corner of Route 47 and Jim Dhamer Drive:

"O" Corporate Office Zoning

The "O" Corporate Office District is intended to accommodate either single user developments or "campus" style multi-user developments.

(1) Permitted Uses.

AGRICULTURAL BUSINESS - Open space, park and greenways
COMMERCIAL RECREATION - Golf course and country club, Health club or gymnasium
FINANCIAL - Bank, Credit union, Savings and loan association - excluding drive-through establishments
HEALTH CARE - Child care (center), Health care facilities including Professional doctor office or clinic, Research, development and laboratories.
PERSONAL SERVICES - Hotel, Service industries
OFFICE - Administrative, professional general business and medical offices (also see HEALTH CARE)
PUBLIC FACILITIES - Government offices & services
PUBLIC RECREATION - Indoor recreation (gymnasium)
TRANSPORTATION - Parking structures (not to exceed 5 stories above grade level)

(2) Special Uses.

HEALTH CARE - Age restricted congregate care/living facilities, Assisted living facilities, Long term care facilities, Nursing homes

Existing Zoning Near the Northwest Corner of Route 47 and Jim Dhamer Road:

"P" Park and Open Space
Land is designated as Park and Open Space (P) to maintain select existing physical features for general public use and enjoyment as passive and active recreational areas. There are a number of components which are contained within the Park and Open Space District. These include: public and private parks, wetlands, lakes, ponds, creeks, drainageways, golf courses, greenways, pedestrian pavements and landscape zones. The standards and guidelines described in the following paragraphs will guide development for the Park and Open Space Districts within the village.

(A) Permitted Uses.
AGRICULTURAL BUSINESS – Open space, park and greenways
COMMERCIAL RECREATION – Golf courses and recreational facilities

Proposed Zoning at the Northwest Corner of Route 47 and Jim Dhamer Drive and Near the Northeast Corner of Route 47 and Freeman Road:

"BP" Business Park District
The "BP" Business Park District is established to provide locations for sizeable commercial, office, institutional, and light manufacturing, as well as the smaller commercial and service uses on which they rely. The "BP" district would also allow requests for Special Use Permits for warehousing, storage, and distribution. The following is a complete list of Permitted and Special Uses in the "BP" Business Park:

Permitted Uses.
(1) Offices
  (a) Call Centers
  (b) Offices: Administrative, business, professional, governmental, and medical
  (c) Data processing and computer center, including service and maintenance
  (d) Newspaper or publisher
(2) Institutional and Educational Uses
  (a) College, university or junior college
  (b) Conference centers
  (c) Medical Laboratories
  (d) Philanthropic and charitable institutions
  (e) Schools - business, corporate training, data processing or electronics.
  (f) Schools (art, dancing, dramatic, music)
(3) Commercial/Retail Uses
  (a) Office equipment & supplier sale
  (b) Radio and television studio (w/o tower)
  (c) Floor covering sales
  (d) Furniture sales (new)
  (e) Hotel
  (f) Microbrewery, winery
(4) Business Park Uses:
  (a) Food processing and handling
  (b) Laboratories, offices and other facilities for research testing, data analysis and development
  (c) Light manufacturing
  (d) Printing and publishing
  (e) Product research and development

Special Uses. Upon recommendation by the Plan Commission after public hearing on a petition pertaining thereto, in accordance with the requirements set forth for such hearing in Article VII of this Ordinance.

(1) Commercial/Retail Uses
  (a) Building, electrical and construction material sales (no outside storage)
  (b) Depository and non-depository credit institutions and banks
  (c) Gas/service stations (not including truck stop)
  (d) Restaurants, including alcohol sales and service, excluding drive-in or drive-through service

(2) Office/Business Park uses:
  (a) Data Center
  (b) Day Care Center
  (c) Heliports
  (d) Hospitals
  (e) Planned Unit Developments in accordance with the applicable provisions of the Zoning Ordinance
  (f) Storage and distribution of bulk commodities
  (g) Warehousing, storage and distribution
  (f) Self-Storage

(3) Retail-Automotive Uses
  (a) Boat sales
  (b) Recreational vehicles, ATV's, or other similar uses
  (c) Motorcycle showroom and service
  (d) Truck sales (new)

(4) Retail-Commercial Recreation Uses
  (a) Amusement and family entertainment establishments, (indoor or outdoor)
  (b) Aquatic parks
  (c) Golf course, driving range, and miniature golf
  (d) Ice centers (indoor or outdoor), roller rink (indoor)
  (e) Motion picture theater
  (f) Athletic fields (baseball, softball, football, cricket, lacrosse, soccer, etc.) (indoor or outdoor)
  (g) Stadiums (outdoor and enclosed)
  (h) Swimming pool (indoor, private club)
  (i) Health, tennis, racquetball, recreation clubs, and spa or day spa
  (j) Theater (enclosed)

Existing Zoning Near the Northeast Corner of Route 47 and Freeman Road and Proposed at the Northwest Corner of Route 47 and Jim Dhamer Drive:

"C-2" Regional Retail District

The C-2 Regional Retail District is for larger retail developments. Typically, the Regional Retail District is intended for uses which, because of their size or nature of operation, generate higher volumes of vehicular or truck traffic. This category is not normally associated with the day-to-day shopping needs of local residents.

(1) Permitted Uses.

FARMING - Nursery, Wayside stands
AGRICULTURAL BUSINESS - Feed and grain sales, Greenhouse (commercial), Seasonal sale of local farm products, Veterinary clinic
AUTOMOTIVE - Agricultural implement sales and service, Ambulance service and garage, Automotive rental, Automobile sales (showroom)/used car sales component, Boat sales, Motorcycle showroom

and service, Truck sales (new)
COMMERCIAL RECREATION - Baseball field & batting cages, Billiard parlor, Boat launching ramp and/or marina (for non-motorized or less than 10 h.p. craft), Boat rental and storage, Bowling alley, Game room, Golf course and driving range, Health club or gymnasium, Indoor rifle/pistol shooting range, Miniature golf, Motion picture theater, Park, Rink (roller, skating or skateboard), Soccer field, Swimming pool (indoor, private club), Tennis/Racquetball club (private), Theater (enclosed)
COMMERCIAL SERVICE - Advertising agency, Appliance service only, Blueprint (incl'g. photostat and copy shop), Business machine repair, Exterminating and fumigating, Furniture repair and refurbishing, Newspaper or publisher, Office equipment & supplier sale, Radio and television studio (w/o tower), Real estate office, Stenographic service
CONSTRUCTION - Electrical equip. sales/fixtures, Plumbing supplies & fixture sale, Pump sales
EDUCATION - Art, charm, dancing, dramatic/music schools, College, university or junior college, Commercial or trade school (other school offer training), School for mentally or physically handicapped
FINANCIAL - Bank, Credit union, Savings and loan association - excluding drive-through establishments
FOOD SERVICE - Carry-out food service, Catering service, Drive-thru food service, Ice cream shop, Restaurant, Soft drink stand
HEALTH CARE - Medical laboratory, Professional doctor office or clinic
INDUSTRIAL SERVICE - Mirror & glass supply & refinish, Upholstery shop
OFFICE - Bookkeeping service, Corporate headquarters, Detective agency, Employment office, Engineering office, Income tax service, Insurance office/agency, Professional offices (also see: Public uses – HEALTH CARE), Office for executive or administrative purposes, Public accountant, Stockbroker, Ticket office, Title company, Travel agency, Utility office
PERSONAL SERVICES - Barber shop, Beauty shop, Catalog sales office, Clothes (pressing and repair), Day spa, Dressmaker or seamstress, Funeral home (mortuary), Hotel/Motel, Laundry, cleaning & dying-retail, Locksmith, Photography, Reading room, Shoe and hat repair, Tailor, Taxidermist, Weaving & mending (custom)
RETAIL - Antique sales, Appliance sales, Art gallery-art studio sales, Art supply store, Auto accessory store, Bakery, Bicycle shop, Bookstore, Camera shop, Cigar, cigarette & tobacco store, Clothing store, Craft studio, Department store, Drug store, Fish market-retail, Floor covering sales, Florist sales, Fruit & vegetable market—retail, Furniture sales (new), Gift shop, Grocery shop (convenience center), Grocery store (retail), Hardware store (retail), Health food store, Hearing aid store , Household furnishings shop, Jewelry (retail), Leather goods, Liquor store, Magazine & newsstand, Meat market, Music, instrument & record store, Paint & wallpaper store, Pet shop, Picture frame shop, Souvenir (curio shop), Sporting goods, Stationery store, Swimming pool & assoc. fixtures, Toy store, Typewriter sales, Upholstery shop, Watch, clock (sales & repair)
PUBLIC FACILITIES - Armory, Government offices & services, Library, Museum
PUBLIC RECREATION - Sports arena, Stadium
TRANSPORTATION - Heliport

(2) Special Uses.
FARMING - Grass or sod farm, Orchard
AGRICULTURAL BUSINESS - Dairy farm, Kennel/boarding, Stable (boarding, livery or private)
AUTOMOTIVE - Automotive car wash and/or detailing, Automobile repair (major or minor), Auto Sales (used), Garage (bus or truck), Gasoline service station/Gasoline station, Mobile home sales, Outside storage of vehicles, Recreational vehicles sales/service, Taxicab garage, Trailer rental, Truck rental, Truck repair, Truck sales (used)
COMMERCIAL RECREATION - Amusement park, Club (indoor or outdoor, private), Dance hall, Rod and gun club, Theater (Drive-in)
COMMERCIAL SERVICES - Outdoor sales and service, Mini-storage/Mini-warehouse
EDUCATION - Church or church school, High school & grade school (K-12)
FINANCIAL - Currency exchange, Drive through establishment, Personal loan agency
FOOD SERVICE -Drive-in food service, Frozen food locker, Tavern, Nightclub/discotheque

HEALTH CARE - Child care (center), Hospital (communicable disease, general) and Treatment Center for alcoholism, drug addiction and similar affliction, Mental health clinic, Mental Hospital, Nursing/Sheltered care home
PERSONAL SERVICES - Interior decorating studio
RETAIL SALES - Furniture sales (used), Outdoor sales & service, Secondhand store
PUBLIC FACILITIES - Post office
PUBLIC RECREATION - Community center
PUBLIC UTILITIES - Public utility transmitting tower, Sub-station, Water storage tank
RELIGIOUS - Church or other place of worship, Rectory
SPECIAL USE DISTRICTS - Mining (Extraction of Earth Products)
TRANSPORTATION - Parking area (public), Parking garage (public)

Illinois Department of Transportation
The petitioner and staff have met with the Illinois Department of Transportation (IDOT) regarding Route 47 access points to the subject properties. Although not part of this application, the petitioner has begun investigating the possibility of providing a full access on Route 47 to both the east and west parcels. IDOT representatives explained that a full signalized access on Route 47 would not be approved in the petitioner's desired location due to it not meeting the required spacing between traffic signals. They further explained that access to the proposed "C-2" parcels on the west side of Route 47 would likely be either a right-in/right-out or a three quarter intersection (the intersection of Route 47 and Powers Road is a three quarter intersection), depending on the type and location of access proposed for the parcels east of Route 47. Under any circumstance, a permit would not be approved for access to Route 47 until warrants are met. Staff notes that the Plan Commission and Village Board would review proposed access to the parcels when a Development Application is submitted for a site plan review and preliminary/final plat of subdivision. At this time, the petitioner's application is only proposing to rezone parcels.

Village Board Conceptual Review
The petitioner was last before the Village Board on July 11, 2019 requesting conceptual review of a proposed plan to amend the Gateway Plan and rezone the subject sites. At that time, the proposed "BP" Business Park zoning at the northeast corner of Route 47 and Freeman Road extended south to Freeman Road and did not include any commercial frontage along the Freeman Road. The Village Boards comments included the following:

- It was recommended that the plan be revised to maintain the "C-2" zoning along Freeman Road. The petitioner has since revised the application to address the recommendation.
- There was concern regarding the reduced "P" Park and Open Space buffer between Sun City Neighborhood 32B and the proposed "C-2" Regional Retail and "BP" Business Park districts proposed at the northwest corner of Route 47 and Jim Dhamer Drive.
- It was stated that the Village Board would want to know there was a developer and users ready to go before rezoning the properties.

The meeting minutes from the July 11, 2019, Village Board conceptual review are provided as an attachment to this report. The petitioner has also provided an exhibit that illustrates the changes that have been made to the plan since the Village Board reviewed it on July 11th, including changes recommended by the Plan Commission.

Plan Commission Recommendation
The petitioner was before the Plan Commission on November 25, 2019 and January 13, 2020. At the November 25th public hearing there was extensive discussion between residents, the Plan Commission, and the petitioner regarding the proximity of the "C-2" Regional Retail and "BP" Business Park zoning districts to Sun City Neighborhood 32B. The transcript of the meeting is provided as an attachment to this report. At the conclusion of the discussion, the Plan Commission continued the public hearing to allow the petitioner to revise the zoning proposal to increase the distance between the proposed "BP" and "C-2" zoning districts and Sun City Neighborhood 32B.

In response to the testimony heard at the November 25, 2019 public hearing, the petitioner made the following three changes to the proposed zoning plat and presented them on January 13, 2020 (transcript attached):

1. At the northwest corner of Route 47 and Jim Dhamer Drive, the northern line of the proposed "BP" Business Park zoning (parcel 7) was shifted south. The exhibit indicates there is 444 feet from the "BP" zoning to the back of the nearest home in Neighborhood 32B.
2. At the northwest corner of Route 47 and Jim Dhamer Drive, the north line of the proposed "C-2" Regional Retail (parcel 4) was shifted to the south. The exhibit indicates there is 228 feet from the "C-2" zoning to the back of the nearest home in Neighborhood 32B.
3. At the northeast corner of Route 47 and Oak Creek Parkway, the petitioner is no longer proposing to rezone the retention pond from "B-P" to "C-2" (parcel 1).

At the conclusion of the public hearing a motion to recommended approval of the petition failed by a vote of 3 to 3. The following conditions were considered as part of the motion:

1. A wetland restoration and maintenance plan shall be provided for Lot 8 of Huntley Unit No. 1 upon submittal of a Development Application to resubdivide any of the subject parcels generally located at the northwest corner of Route 47 and Jim Dhamer Drive.
2. The rezoning of the parcels is subject to approval of a development agreement by the Village Board.

Legal Analysis
The property owner has agreed to enter into a Development Agreement for the subject properties. The terms of the Development Agreement will be considered by the Village Board as a separate agenda item.

Action Requested
The petitioner is requesting a motion of the Village Board for an Ordinance Approving (i) an Amendment of the I-90/IL 47 Gateway Plan of the Comprehensive Plan to accommodate Business Park and Flex Space and Commercial, as required; and (ii) a Zoning Map Amendment to Rezone Property at the Northeast Corner of Route 47 and Freeman Road from "C-2" Regional Retail District to "BP" Business Park District; and Rezone Property at the Northwest Corner of Route 47 and Jim Dhamer Drive from "O" Corporate Office District and "P" Park and Open Space District to "BP" Business Park District and "C-2" Regional Retail District.

Exhibits
1. Development Application
2. Land Use and Development Plan (Excerpt of I-90/IL 47 Gateway Plan)
3. Current Zoning (Excerpt of I-90/IL 47 Gateway Plan)
4. Zoning Plat, dated 1/7/20
5. Zoning Plat Illustrating Revisions, dated 3/2/20
6. Zoning Plat Separation Exhibit, dated 1/7/20
7. Cross Section Exhibit, dated 3/2/20
8. Resident Letters
9. Excerpt from July 11, 2019 Village Board Meeting Minutes
10. Transcript of November 25, 2019 Plan Commission Meeting
11. Transcript of January 13, 2020 Plan Commission Meeting
12. Draft Ordinance

VILLAGE OF HUNTLEY
DEVELOPMENT APPLICATION
Village of Huntley – Development Services Department
Planning and Zoning Division
10987 Main Street, Huntley, IL 60142
Phone: 847-515-5252 / Fax: 847-515-5241

-Official Use Only-

Date Received: _____

Petition #: _____

Application Fee: _____
Check # _____

Escrow Fee: _____
Check # _____

REVISED

Project Name: Rezoning request for land north of the Route 47 & I-90 interchange

Project Location: Route 47 & Dhamer Road. Route 47 & Freeman Road.

Action Requested:

- ☐ Annexation
- ☐ Annexation Agreement Amendment
- ☐ Appeal
- ☒ Rezoning
- ☐ Special Use Permit
- ☐ Variation(s) to Subdivision or Zoning Ordinance
- ☐ Amendment to Subdivision or Zoning Ordinance
- ☐ Site Plan Review
- ☐ Concept Plan Review
- ☐ Preliminary Plat of Subdivision
- ☐ Final Plat of Subdivision
- ☐ Preliminary Planned Unit Development (PUD)
- ☐ Final Planned Unit Development (PUD)
- ☐ Planned Unit Development Amendment
- ☒ Other: _____

NOTE: Please attach additional pages wherever necessary

Petitioner: Huntley Development Limited Partnership

Address: 10275 W. Higgins Road
Suite 560
Rosemont, IL. 60018

Phone Number: 847-292-1875
Fax Number: 847-292-1870
2nd Phone Number: 847-226-6870
E-mail: Phil.Waters@HorizonGroup.com

Owner (if different): _____

Address: _____

Phone Number: _____
Fax Number: _____
2nd Phone Number: _____
E-mail: _____

Attorney: Don Storino Phone: 847-318-9500 Fax Number: 847-318-9509
Address: 9501 W. Devon, Ste 800, Rosemont IL 60018 E-mail: DStorino@SRD-law.com

Engineer: Dwayne Gillian Phone: 630-729-6144 Fax Number: 630-724-9202
Address: 7325 Janes Street, Woodridge IL 60517 E-mail: DGillian@V3co.com

Architect: N/A Phone: Fax Number:
Address: E-mail:

Other: N/A Phone: Fax Number:

Address:_____E-mail: _____

Property Location (attach legal description):
WEST PROPERTY:

03

PART OF LOT 4 IN HUNTLEY CORPORATE PARK PHASE 2 SUBDIVISION, BEING A SUBDIVISION IN SECTION 8, TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 16, 1999 AS DOCUMENT 1999K016920, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 4; THENCE SOUTH 00 DEGREES 00 MINUTES 07 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 4, A DISTANCE OF 862.96 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 54 SECONDS WEST, 254.86 FEET; THENCE NORTH 01 DEGREES 30 MINUTES 54 SECONDS WEST, 224.01 FEET; THENCE NORTH 00 DEGREES 38 MINUTES 35 SECONDS EAST, 236.19 FEET; THENCE SOUTH 89 DEGREES 17 MINUTES 14 SECONDS WEST, 133.38 FEET; THENCE NORTH 25 DEGREES 24 MINUTES 51 SECONDS WEST, 75.79 FEET; THENCE NORTH 00 DEGREES 37 MINUTES 28 SECONDS EAST, 110.28 FEET; THENCE NORTHEASTERLY ALONG THE NORTH LINE OF SAID LOT 4 BEING AN ARC OF A CURVE CONCAVE TO THE NORTHWEST AND NONTANGENT TO THE LAST DESCRIBED LINE, HAVING A RADIUS OF 1300.00 FEET, HAVING A CHORD BEARING OF NORTH 46 DEGREES 26 MINUTES 17 SECONDS EAST, 75.62 FEET TO A POINT OF REVERSE CURVATURE; THENCE CONTINUING NORTHEASTERLY ALONG SAID NORTH LINE OF LOT 4 BEING AN ARC OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 595.93 FEET, HAVING A CHORD BEARING OF NORTH 64 DEGREES 44 MINUTES 21 SECONDS EAST, 415.36 FEET TO THE PLACE OF BEGINNING, IN KANE COUNTY, ILLINOIS.

SAID PARCEL CONTAINING 5.863 ACRES, MORE OR LESS.

04

PART OF LOT 8 IN HUNTLEY UNIT NO. 1 SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 18, 1992 AS DOCUMENT NUMBER 92K91667, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 8; THENCE NORTH 89 DEGREES 21 MINUTES 16 SECONDS EAST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, 229.94 FEET; THENCE NORTH 00 DEGREES 10 MINUTES 00 SECONDS EAST ALONG A LINE 441.70 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF LOT 3 IN HUNTLEY CORPORATE PARK PHASE 2 SUBDIVISION PER PLAT RECORDED FEBRUARY 16, 1999 AS DOCUMENT 1999K016920, A DISTANCE OF 122.10 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SCECONDS EAST, 568.16 FEET TO THE NORTH LINE OF SAID LOT 3; THENCE EASTERLY ALONG THE NORTHERLY LINES OF LOTS 3 AND 4 IN SAID HUNTLEY CORPORATE PARK PHASE 2 THE FOLLOWING FOUR (4) COURSES AND DISTANCES: 1) SOUTH 60 DEGREES 11 MINUTES 25 SECONDS EAST, 453.97 FEET; 2) SOUTH 11 DEGREES 30 MINUTES 25 SECONDS EAST, 400.22 FEET; 3) SOUTH 89 DEGREES 41 MINUTES 51 SECONDS EAST, 441.59 FEET; 4) ALONG AN ARC OF A CURVE CONCAVE TO THE NORTHWEST AND NONTANGENT TO THE LAST DESCRIBED LINE, HAVING A RADIUS OF 1300.00 FEET. HAVING A CHORD BEARING OF NORTH 58 DEGREES 42 MINUTES 17 SECONDS EAST, 481.03 FEET FOR THE PLACE OF BEGINNING; THENCE NORTH 00 DEGREES 37 MINUTES 28 SECONDS EAST, 379.73 FEET; THENCE NORTHEASTERLY ALONG AN ARC OF A CURVE CONCAVE TO THE NORTHWEST AND NONTANGENT TO THE LAST DESCRIBED LINE, HAVING A RADIUS OF 1129.82 FEET, HAVING A CHORD BEARING OF NORTH 51 DEGREES 35 MINUTES 04 SECONDS EAST, 345.03 FEET; THENCE SOUTH 89

DEGREES 59 MINUTES 53 SECONDS EAST, 149.45 FEET TO THE WEST LINE OF ILLINOIS STATE ROUTE 47; THENCE SOUTH 00 DEGREES 00 MINUTES 07 SECONDS WEST ALONG SAID WEST LINE, 367.47 FEET TO THE NORTHEAST CORNER OF SAID LOT 4; THENCE SOUTHWESTERLY ALONG THE NORTH LINE OF SAID LOT 4 BEING AN ARC OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 595.93 FEET, HAVING A CHORD BEARING OF SOUTH 64 DEGREES 44 MINUTES 21 SECONDS WEST, 415.36 FEET TO A POINT OF REVERSE CURVATURE; THENCE CONTINUING SOUTHWESTERLY ALONG THE NORTH LINE OF SAID LOT 4 BEING AN ARC OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1300.00 FEET, HAVING A CHORD BEARING OF SOUTH 46 DEGREES 26 MINUTES 17 SECONDS WEST, 75.62 FEET TO THE PLACE OF BEGINNING, IN KANE COUNTY, ILLINOIS.

SAID PARCEL CONTAINING 3.561 ACRES, MORE OR LESS.

05

PART OF LOT 4 IN HUNTLEY CORPORATE PARK PHASE 2 SUBDIVISION, BEING A SUBDIVISION IN SECTION 8, TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 16, 1999 AS DOCUMENT 1999K016920, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 8; THENCE NORTH 89 DEGREES 21 MINUTES 16 SECONDS EAST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, 229.94 FEET; THENCE NORTH 00 DEGREES 10 MINUTES 00 SECONDS EAST ALONG A LINE 441.70 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF LOT 3 IN SAID SUBDIVISION, A DISTANCE OF 122.10 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 568.16 FEET TO THE NORTH LINE OF SAID LOT 3; THENCE EASTERLY ALONG THE NORTHERLY LINES OF SAID LOTS 3 AND 4 THE FOLLOWING FOUR (4) COURSES AND DISTANCES: 1) SOUTH 60 DEGREES 11 MINUTES 25 SECONDS EAST, 453.97 FEET; 2) SOUTH 11 DEGREES 30 MINUTES 25 SECONDS EAST, 400.22 FEET; 3) SOUTH 89 DEGREES 41 MINUTES 51 SECONDS EAST, 441.59 FEET; 4) ALONG AN ARC OF A CURVE CONCAVE TO THE NORTHWEST AND NONTANGENT TO THE LAST DESCRIBED LINE, HAVING A RADIUS OF 1300.00 FEET. HAVING A CHORD BEARING OF NORTH 64 DEGREES 12 MINUTES 03 SECONDS EAST, 231.63 FEET FOR THE PLACE OF BEGINNING; THENCE CONTINIUING NORTHEASTERLY ALONG THE NORTH LINE OF SAID LOT 4, BEING AN ARC OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1300.00 FEET. HAVING A CHORD BEARING OF NORTH 53 DEGREES 36 MINUTES 01 SECONDS EAST, 249.40 FEET; THENCE SOUTH 00 DEGREES 37 MINUTES 28 SECONDS WEST, 110.28 FEET; THENCE SOUTH 25 DEGREES 24 MINUTES 51 SECONDS EAST, 75.79 FEET; THENCE NORTH 89 DEGREES 17 MINUTES 14 SECONDS EAST, 133.38 FEET; THENCE SOUTH 00 DEGREES 38 MINUTES 35 SECONDS WEST, 236.19 FEET; THENCE SOUTH 01 DEGREES 30 MINUTES 54 SECONDS EAST, 224.01 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 54 SECONDS EAST, 254.86 FEET TO THE EAST LINE OF SAID LOT 4; THENCE SOUTHERLY AND WESTERLY ALONG THE EAST AND SOUTH LINES OF SAID LOT 4 THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) SOUTH 00 DEGREES 00 MINUTES 07 SECONDS WEST, 90.82 FEET; 2) SOUTH 37 DEGREES 48 MINUTES 34 SECONDS WEST, 110.35 FEET; 3) NORTH 89 DEGREES 59 MINUTES 54 SECONDS WEST, 113.94 FEET; THENCE NORTH 33 DEGREES 29 MINUTES 44 SECONDS WEST, 800.32 FEET TO THE PLACE OF BEGINNING, IN KANE COUNTY, ILLINOIS.

SAID PARCEL CONTAINING 3.417 ACRES, MORE OR LESS.

06

PART OF LOTS 3 AND 4 IN HUNTLEY CORPORATE PARK PHASE 2 SUBDIVISION, BEING A SUBDIVISION IN SECTION 8, TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 16, 1999 AS DOCUMENT 1999K016920, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 8; THENCE NORTH 89 DEGREES 21 MINUTES 16 SECONDS EAST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, 229.94 FEET FOR THE PLACE OF BEGINNING; THENCE NORTH 00 DEGREES 10 MINUTES 00 SECONDS EAST ALONG A LINE 441.70 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID LOT 3, A DISTANCE OF 122.10 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 568.16 FEET TO THE NORTH LINE OF SAID LOT 3; THENCE EASTERLY ALONG THE NORTHERLY LINES OF SAID LOTS 3 AND 4 THE FOLLOWING FOUR (4) COURSES AND DISTANCES: 1) SOUTH 60 DEGREES 11 MINUTES 25 SECONDS EAST, 453.97 FEET; 2) SOUTH 11 DEGREES 30 MINUTES 25 SECONDS EAST, 400.22 FEET; 3) SOUTH 89 DEGREES 41 MINUTES 51 SECONDS EAST, 441.59 FEET; 4) ALONG AN ARC OF A CURVE CONCAVE TO THE NORTHWEST AND NONTANGENT TO THE LAST DESCRIBED LINE, HAVING A RADIUS OF 1300.00 FEET. HAVING A CHORD BEARING OF NORTH 64 DEGREES 12 MINUTES 03 SECONDS EAST, 231.63 FEET; THENCE SOUTH 33 DEGREES 29 MINUTES 44 SECONDS EAST, 800.32 FEET TO THE SOUTH LINE OF SAID LOT 3; THENCE WESTERLY ALONG SAID SOUTH LINE OF LOTS 3 AND 4 THE FOLLOWING FIVE (5) COURSES AND DISTANCES: 1) SOUTH 89 DEGREES 59 MINUTES 54 SECONDS WEST, 268.42 FEET TO A POINT OF CURVATURE; 2) ALONG AN ARC OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1050.00 FEET, HAVING A CHORD BEARING OF SOUTH 83 DEGREES 09 MINUTES 31 SECONDS WEST, 250.95 FEET TO A POINT OF TANGENCY; 3) SOUTH 76 DEGREES 18 MINUTES 42 SECONDS WEST, 317.42 FEET TO A POINT OF CURVATURE; 4) ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 950.00 FEET, HAVING A CHORD BEARING OF NORTH 85 DEGREES 13 MINUTES 22 SECONDS WEST, 612.34 FEET TO A POINT OF TANGENCY; 5) NORTH 66 DEGREES 45 MINUTES 26 SECONDS WEST, 773.85 FEET; THENCE NORTH 00 DEGREES 10 MINUTES 00 SECONDS EAST ALONG SAID LINE 441.70 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID LOT 3, A DISTANCE OF 814.25 FEET TO THE PLACE OF BEGINNING, IN KANE COUNTY, ILLINOIS.

SAID PARCEL CONTAINING 39.201 ACRES, MORE OR LESS.

07

PART OF LOT 8 IN HUNTLEY UNIT NO. 1 SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 18, 1992 AS DOCUMENT NUMBER 92K91667, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 8; THENCE NORTH 89 DEGREES 21 MINUTES 16 SECONDS EAST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, 229.94 FEET; THENCE NORTH 00 DEGREES 10 MINUTES 00 SECONDS EAST ALONG A LINE 441.70 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF LOT 3 IN HUNTLEY CORPORATE PARK PHASE 2 SUBDIVISION PER PLAT RECORDED FEBRUARY 16, 1999 AS DOCUMENT 1999K016920, A DISTANCE OF 122.10 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 568.16 FEET TO THE NORTH LINE OF SAID LOT 3 FOR THE PLACE OF BEGINNING; THENCE CONTINUING NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 279.99 FEET; THENCE SOUTH 69 DEGREES 24

MINUTES 48 SECONDS EAST, 684.92 FEET; THENCE SOUTH 33 DEGREES 29 MINUTES 44 SECONDS EAST, 334.17 FEET TO THE NORTH LINE OF LOT 4 IN SAID HUNTLEY CORPORATE PARK PHASE 2 SUBDIVISION; THENCE WESTERLY ALONG THE NORTHERLY LINES OF LOTS 3 AND 4 IN SAID HUNTLEY CORPORATE PARK PHASE 2 SUBDIVISION THE FOLLOWING FOUR (4) COURSES AND DISTANCES: 1) ALONG AN ARC OF A CURVE CONCAVE TO THE NORTHWEST AND NONTANGENT TO THE LAST DESCRIBED LINE, HAVING A RADIUS OF 1300.00 FEET. HAVING A CHORD BEARING OF SOUTH 64 DEGREES 12 MINUTES 03 SECONDS WEST, 231.63 FEET; 2) NORTH 89 DEGREES 41 MINUTES 51 SECONDS WEST, 441.59 FEET; 3) NORTH 11 DEGREES 30 MINUTES 25 SECONDS WEST, 400.22 FEET; 4) NORTH 60 DEGREES 11 MINUTES 25 SECONDS WEST, 453.97 FEET TO THE PLACE OF BEGINNING, IN KANE COUNTY, ILLINOIS.

SAID PARCEL CONTAINING 7.429 ACRES, MORE OR LESS.

08

PART OF LOT 3 IN HUNTLEY CORPORATE PARK PHASE 2 SUBDIVISION, BEING A SUBDIVISION IN SECTION 8, TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 16, 1999 AS DOCUMENT 1999K016920 DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 8; THENCE NORTH 89 DEGREES 21 MINUTES 16 SECONDS EAST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, 229.94 FEET; THENCE NORTH 00 DEGREES 10 MINUTES 00 SECONDS EAST ALONG A LINE 441.70 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID LOT 3, A DISTANCE OF 122.10 FEET FOR THE PLACE OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 10 MINUTES 00 SECONDS EAST ALONG SAID LINE, 324.98 FEET TO THE NORTH LINE OF SAID LOT 3; THENCE SOUTH 60 DEGREES 11 MINUTES 25 SECONDS EAST ALONG SAID NORTH LINE, 653.71 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 568.16 FEET TO THE PLACE OF BEGINNING, IN KANE COUNTY, ILLINOIS.

SAID PARCEL CONTAINING 2.119 ACRES, MORE OR LESS.

<u>EAST PROPERTY:</u>

02

PART OF LOT 3 IN HUNTLEY BUSINESS PARK RESUBDIVISION NO. 4, BEING A SUBDIVISION IN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 7, 2001 AS DOCUMENT 2001K080589, AND PART OF LOT 2 IN HUNTLEY BUSINESS PARK RESUBDIVISION NO. 5, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED MAY 18, 2005 AS DOCUMENT NUMBER 2005K055774, ALL TAKEN AS A WHOLE AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 2 IN SAID RESUBDIVISION NO.5; THENCE SOUTH 00 DEGREES 00 MINUTES 07 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 142.82 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 53 SECONDS EAST, 305.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 07 SECONDS WEST, 77.18 FEET FOR THE PLACE OF BEGINNING: THENCE NORTH 90 DEGREES 00

MINUTES 00 SECONDS EAST, 849.11 FEET TO THE EAST LINE OF SAID LOT 2; THENCE SOUTH 00 DEGREES 03 MINUTES 07 SECONDS EAST ALONG THE EAST LINES OF SAID LOT 2 AND LOT 3 IN SAID RESUBDIVISION NO. 4, A DISTANCE OF 1103.60 FEET; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT 3 THE FOLLOWING FOUR (4) COURSES AND DISTANCES: 1) SOUTH 89 DEGREES 36 MINUTES 29 SECONDS WEST, 247.33 FEET; 2) SOUTH 00 DEGREES 00 MINUTES 06 SECONDS EAST, 255.00 FEET; 3) NORTH 89 DEGREES 36 MINUTES 29 SECONDS EAST, 350.00 FEET; 4) SOUTH 00 DEGREES 00 MINUTES 06 SECONDS EAST, 984.07 FEET TO THE MOST EASTERLY SOUTHEAST CORNER OF SAID LOT 3; THENCE NORTHWESTERLY ALONG THE SOUTH LINE OF SAID LOT 3 AND ITS WESTERLY EXTENSION THE FOLLOWING FOUR (4) COURSES AND DISTANCES: 1) NORTH 46 DEGREES 06 MINUTES 07 SECONDS WEST, 131.56 FEET; 2) SOUTH 43 DEGREES 18 MINUTES 14 SECONDS WEST 12.00 FEET; 3) NORTH 46 DEGREES 06 MINUTES 07 SECONDS WEST, 88.78 FEET TO A POINT OF CURVATURE; 4) ALONG AN ARC OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 980.00 FEET, HAVING A CHORD BEARING OF NORTH 53 DEGREES 03 MINUTES 58 SECONDS WEST, 238.23 FEET TO SAID SOUTH LINE OF LOT 3; THENCE CONTINUING WESTERLY ALONG THE SOUTH LINE OF SAID LOT 3 THE FOLLOWING FOUR (4) COURSES AND DISTANCES: 1) NORTH 30 DEGREES 15 MINUTES 42 SECONDS EAST, 12.00 FEET; 2) ALONG AN ARC OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 992.00 FEET, HAVING A CHORD BEARING OF NORTH 75 DEGREES 00 MINUTES 45 SECONDS WEST, 518.92 FEET TO A POINT OF TANGENCY; 3) NORTH 89 DEGREES 59 MINUTES 54 SECONDS WEST, 40.00 FEET; 4) NORTH 58 DEGREES 41 MINUTES 31 SECONDS WEST, 11.40 FEET; THENCE NORTH 00 DEGREES 30 MINUTES 28 SECONDS WEST, 1517.91 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG AN ARC OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 300.00 FEET, HAVING A CHORD BEARING OF NORTH 06 DEGREES 31 MINUTES 17 SECONDS WEST, 62.97 FEET TO A POINT OF TANGENCY; THENCE NORTH 12 DEGREES 32 MINUTES 05 SECONDS WEST, 132.94 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG AN ARC OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 300.00 FEET, HAVING A CHORD BEARING OF NORTH 06 DEGREES 15 MINUTES 59 SECONDS WEST, 65.64 FEET TO A POINT OF TANGENCY; THENCE NORTH 00 DEGREES 00 MINUTES 07 SECONDS EAST, 130.98 FEET TO THE PLACE OF BEGINNING, IN KANE COUNTY, ILLINOIS.

SAID PARCEL CONTAINING 38.034 ACRES, MORE OR LESS.

NORTHEAST PARCEL:

LOT 1 IN HUNTLEY BUSINESS PARK RESUBDIVISION OF LOT 1 IN THE FIRST RESUBDIVISION OF UNIT NO. 1 HUNTLEY IN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JULY 11, 1996 AS DOCUMENT 96K050124, IN KANE COUNTY, ILLINOIS.

SAID PARCEL CONTAINING 8.316 ACRE, MORE OR LESS.

Parcel Identification Number (PIN): 02-08-401-015, 02-08-401-014, 02-08-101-103, 02-09-301-020, 02-09-301-017, 02-09-301-021, 02-09-101-073, 02-09-101-069, 02-09-101-052

Address (if applicable): N/A

Zoning: Current: O, C-2, P Proposed: C-2, BP, P

Land Use: Current: Agricultural, Commercial (retail and service-undeveloped). Proposed: Business Park, Commercial (retail and service), Open Space

Comprehensive Plan Designation:

Current: Office; Park, Conservation Districts, Environmentally Sensitive Lands; Retail and Service Commercial

Proposed: Business Park; Park, Conservation Districts, Environmentally Sensitive Lands; Retail and Service Commercial

Neighboring Properties:

LOCATION	ZONING	LAND USE	COMPREHENSIVE PLAN
North	Parks and Open Space Regional Retail, Shopping Center.	Agricultural. Undeveloped.	Park, Conservation Districts, Environmentally Sensitive Lands. Retail and Service Commercial.
South	Office; Business Park, Regional Retail.	Agricultural, Office Park. Undeveloped.	Business Park, Office, Retail and Service Commercial.
East	Regional Retail, Business Park.	Agricultural, Retail, Light Industrial.	Retail and Service Commercial, Business Park.
West	Office	Agricultural	Office

Identify all abutting and/or adjoining Rights Of Way:

Illinois Route 47, Jim Dhamer Drive, Freeman Road, and Oak Creek Parkway.

Describe the proposed project ***(it is recommended that a separate page is attached to fully describe the project)*****:**

This is a rezoning request for two purposes. First, the property has been zoned as Corporate Office since annexation in 1992. For a number of reasons this has proven to be a non-viable location for that land use. Rezoning to C-2 and BP will introduce the opportunity to bring a wider base of companies to the Village. Having this zoning in place will make the properties more viable for the end users because they will not have to go through a complete rezoning process. Instead they can proceed directly to the Site Plan approval process where the Village still has the right to approve or deny any development.
Secondly, the existing park /open space limits are being reshaped to 'square up' the BP and C-2 areas, thereby making them more viable for development.
In summary, rezoning will make the property more marketable for development and the Village will still maintain control of the property use.

Size of the property: Square Feet: 4,702,000(+/-) Acres: 61.59 acres west of Route 47. 46.35

acres east of Route 47. A grand total of 107.94 acres.

Dimensions of the lot at the lot line (feet):

North: 3,600 feet	South: 3,600 feet
East: 3,000 feet	West: 1,900 feet

Please define which "yards" are being considered as Front, Side, Rear, Abutting Street, Abutting Landscape Area, Abutting Residential, ...etc.:

To comply with zoning requirements.

Total Open Space Area on site:
N/A. Rezoning request only.

Total impervious area on site (pavement only):
N/A. Rezoning request only.

Total Building footprint on site:
N/A. Rezoning request only.

Total detention/retention/wetlands/etc. on site:
N/A. Rezoning request only.

Total Right-of-Way on site:

Square Feet or Acreage: Zero Linear feet: Zero

Size of (Existing/Proposed) Structure:
N/A. Information to be determined during Site Plan approval process.

Required parking spaces:
N/A. Information to be determined during Site Plan approval process.

Proposed parking spaces:
N/A. Information to be determined during Site Plan approval process.

Is there a phasing schedule planned, or are there any planned future additions? [X] **Yes**

Please explain: The project will be developed in phases. Phasing will be structured around the sites, as the Site Plans are approved.

What is the peak two hour parking period for this project: This information will be provided during the Site Plan approval process.

Will this project share parking spaces with other businesses?

☐ **Yes** ☐ **No**

Please explain: This information will be provided during the Site Plan approval process.

Estimate the number of motor vehicle trips this project will generate: Weekday

This information will be provided during the Site Plan approval process.

Weekend day

This information will be provided during the Site Plan approval process.

Has a traffic impact analysis been conducted for this project?

[X] **Yes** ☐ **No**

Please explain: Submitted under separate cover.

Will this project require any existing roadway improvements?

[X] **Yes** ☐ **No**

Please explain: Dependent on the ultimate development plans.

Will this project contain any publicly dedicated Rights Of Way?

None are anticipated at this time.

Does this project require any Illinois Department of Transportation approvals?

Future approvals will be needed for direct connections to Route 47.

Are there Wetlands or Floodplains on the site?

Wetlands and floodplain are both located on portions of the property.

If yes, has the required field delineation been performed; F.I.R.M. or L.O.M.R been obtained; A letter of Map Revision requested? Please explain: The existing wetlands west of Rt. 47 have been delineated. Existing floodplain elevation and location has been determined. Studies have been completed and submitted to the US Army Corp of Engineers, the Illinois Environmental Protection Agency and the Illinois Department of Water Resources, Office of Water Resources. Permit applications for work in any floodplain or wetland areas will be submitted to the appropriate agencies once the scope of the impacts has been determined.

Does this project require any County, State, Federal or other approvals or permit requirements per Army Corps of Engineers, Illinois Department of Natural Resources, *Kane-DuPage Soil and Water Conservation District*, etc.?

Permits will be required from all of these agencies prior to construction. As we are only seeking a zoning change at this time, those permits are not yet in hand.

Please list examples of similar uses (including name, address and location) in the area that can be used for comparison by Village Staff:

1. A multitude of development examples exist on Randall Road north of I-90.

Signatures:

Phillip E. Waters — 07/23/19

Petitioner(s) (if different from owner) **Date**

Phillip E. WATERS

Print Name(s)

As owner of the property in question, I hereby authorize the seeking of the above requested action.

Owner(s) Date

Print Name(s)

NOTE: **If the subject property is held in trust, the trust officer must sign this application as owner. In addition, the trust officer must provide a letter that names all beneficiaries of the trust.**

NOTE: **The petitioner is required to submit proof of ownership of the subject property. If the petitioner is not the owner, then a contract to purchase shall be submitted with this application.**

3: LAND USE & DEVELOPMENT

Huntley is undergoing rapid growth and development, particularly in the I-90/IL 47 Gateway Plan area, where there are several development-ready sites with infrastructure already in place. New development is on the rise, from Weber Grill expanding to a second facility on Freeman Road, to the recent development of the Centegra Hospital in the northeastern corner of the Village to the Alden senior living complex on Regency Parkway, to the many industrial and office flex spaces being developed along Jim Dhamer Drive. The significant new investment in the form of public infrastructure in the I-90/IL 47 Gateway presents the Village with a substantial opportunity to influence the character of future development in this important gateway to the Village.

The Land Use and Development Framework identifies desired future land uses for the I-90/IL 47 Gateway and provides a framework for guiding future planning decisions. Promoting a diverse mix of land uses is crucial to ensuring the strength and vitality of the Village. The Land Use and Development Framework seeks to promote balanced growth in an economically sustainable manner, while preserving and enhancing the area's natural features. The Land Use and Development Framework is summarized below by land use category.

Existing Residential. Existing Residential land uses within the I-90/IL 47 Gateway include Sun City.

Mixed Commercial. The area just northeast of the I-90 interchange contains development-ready sites and vacant buildings surrounding auto-oriented commercial uses, including auto and RV dealerships, and the vacant outlet mall. Opportunity sites for Mixed Commercial development include the auto mall and vacant outlet mall. These areas should be targeted for a mix of commercial development that serve as a regional draw, such as general retailers, sporting goods stores, restaurants, and service uses.

Corridor Commercial. Areas along Route 47 north of Freeman Road are comprised of development-ready sites with much of the infrastructure already in place. These areas should be targeted for Corridor Commercial uses, which would leverage visibility and traffic volume, while establishing Route 47 as the Huntley's primary gateway. As new development occurs here, the Village should consider working with developers to encourage a diverse mix of development to ensure continued growth and development in the area.

Business Park & Flex Space. The western portion of the I-90/IL 47 Gateway along Jim Dhamer Drive contains many undeveloped properties along with several newly constructed office and light industrial developments. This area should be prioritized for business park and flex space development, with areas adjacent to Route 47 developed as offices, to utilize the area's convenient access to I-90 and Route 47, and to provide high-quality job opportunities for residents and others in the region. Additional opportunity sites include the Stade property north of Freeman Road, which should be developed as Business Park.

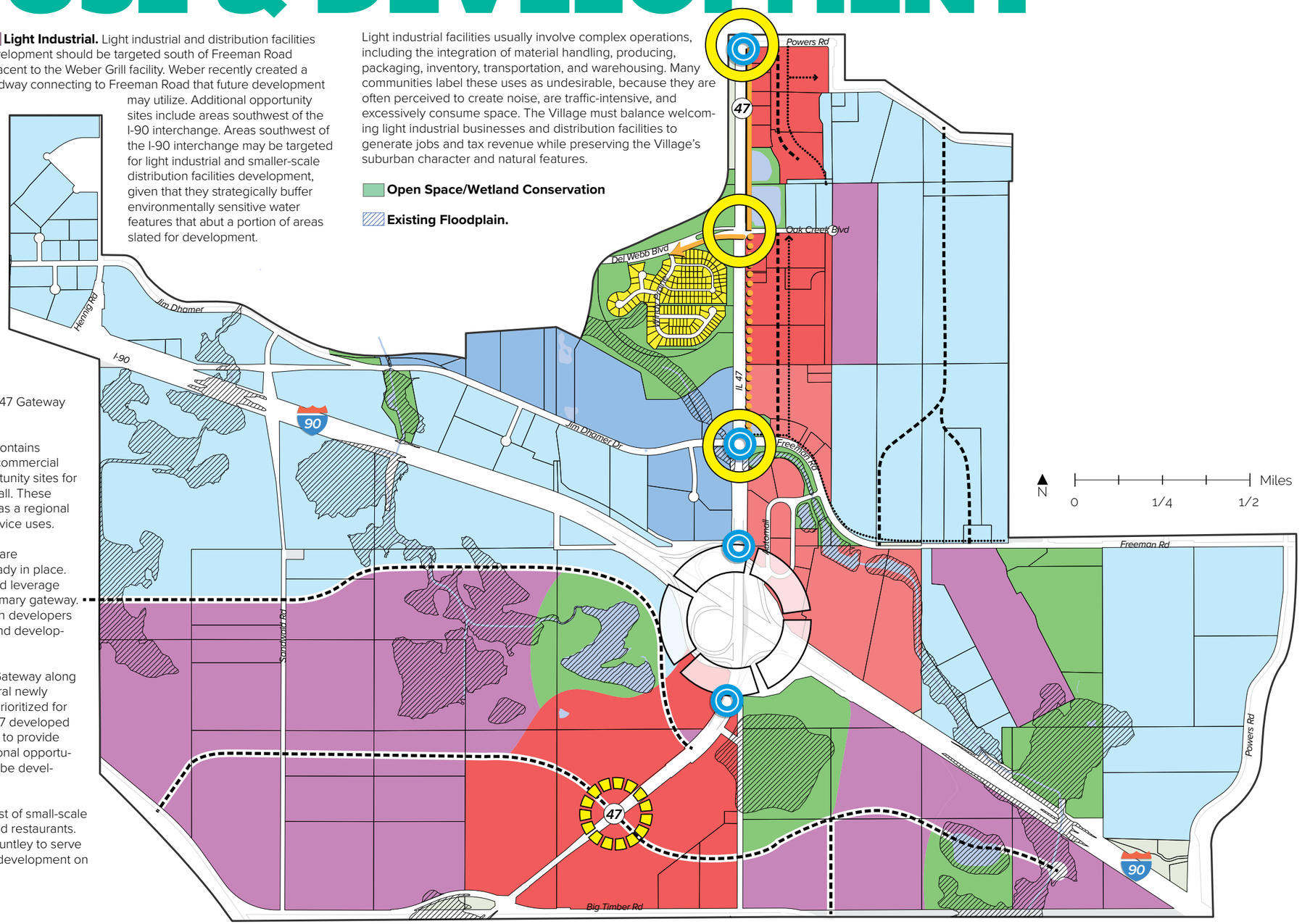
Medical Care/Office. The Medical Care/Office land use should consist of small-scale medical offices and complementary commercial uses, such as daycares and restaurants. These areas act as a supportive district for the Health Care District in NE Huntley to serve nearby residents, such as those of Sun City and the Alden senior housing development on Regency Parkway.

Light Industrial. Light industrial and distribution facilities development should be targeted south of Freeman Road adjacent to the Weber Grill facility. Weber recently created a roadway connecting to Freeman Road that future development may utilize. Additional opportunity sites include areas southwest of the I-90 interchange. Areas southwest of the I-90 interchange may be targeted for light industrial and smaller-scale distribution facilities development, given that they strategically buffer environmentally sensitive water features that abut a portion of areas slated for development.

Light industrial facilities usually involve complex operations, including the integration of material handling, producing, packaging, inventory, transportation, and warehousing. Many communities label these uses as undesirable, because they are often perceived to create noise, are traffic-intensive, and excessively consume space. The Village must balance welcoming light industrial businesses and distribution facilities to generate jobs and tax revenue while preserving the Village's suburban character and natural features.

Open Space/Wetland Conservation

Existing Floodplain.



4: URBAN DESIGN

South Huntley is experiencing rapid growth and development. As this area continues to evolve, it is important that the Village establish a set of tools and guidelines to shape future development, ensuring that it is compatible with the desired character of the community. Most of the new and proposed development is occurring around the I-90 interchange, the eastern side of Route 47, and along Jim Dhamer Drive. Because Route 47 serves as the southern gateway into the Village, it is important to enhance this corridor with urban design features that signify entry into the Village and contribute to the creation of a community brand.

Gateway Feature. The Village might consider establishing a gateway feature on Route 47 at the I-90 interchange that welcomes visitors to Huntley. This gateway feature could effectively replace the outdated gateway monument sign on the northeastern portion of the interchange, visible to passing motorists on I-90. The new gateway feature could incorporate landscaping, lighting, and should also establish a theme that contributes to a strong community image and identity.

Wayfinding Signage. Wayfinding signage should be installed at key locations along Route 47, allowing residents and visitors to more easily navigate the area. Key locations include the interchange accompanying the gateway feature and where Route 47 intersects with Jim Dhamer Drive/Freeman Road, Del Webb Boulevard, and Powers Road. The design of wayfinding signage should be coordinated with the Village's gateway features to follow a cohesive theme and further establish a branding of the community.

Landscaped Medians. To strengthen Huntley's image and identity and enhance the aesthetics of Route 47, medians could potentially be planted with salt-tolerant, native perennial plants. Strategically choosing plant species that bloom and change throughout the seasons will create a visually appealing gateway year-round.

Permeable Pavers & Porous Asphalt. Permeable pavers and porous asphalt can be installed in parking lots to beautify commercial areas and minimize flooding, pollution, and erosion from stormwater. These pavements allow water to drain through into a stone recharge bed and infiltrate into the soil to recharge groundwater. Permeable pavers would be appropriate to install in smaller commercial, office, and multi-family areas, whereas porous asphalt would be more appropriately used for larger developments, such as regional commercial and office uses.

Foundation Landscaping. Where offices and light industrial development are occurring, the installation of foundation landscaping against newly developed buildings should be encouraged to enhance the business park, flex space, and light industrial areas.

Enhanced Crosswalks. To ensure that pedestrians can safely access commercial areas, crosswalks should be added where Route 47 intersects with Jim Dhamer Drive/Freeman Road, and in the commercial area just south of Powers Road. Crosswalks should be enhanced with colored striping and textured pavers to distinguish them from the roadway and enhance the gateway's character.

Parking Lot Landscaping. Landscaped islands and perimeter landscaping should be installed in and around parking lots to soften their appearance and beautify commercial areas. Perimeter landscaping and landscaped islands can also serve as a form of green infrastructure through the installation of deep-rooted, salt-tolerant, native perennial plants. The use of parking lot landscaping as green infrastructure will also minimize potential flooding from stormwater runoff.

5: TRANSPORTATION

Safe and efficient access are critical in supporting land use and development, economic development, and quality of life. With the recent completion of the I-90 interchange project and its location along Route 47, the I-90/IL 47 Gateway is conveniently connected to both northern Illinois and southern Wisconsin. The Transportation Framework presents recommendations intended to enhance the I-90/IL 47 Gateway with non-motorized transportation infrastructure to ensure that the area's transportation system is well-balanced, allowing pedestrians and cyclists to safely access their desired destinations. Many of the recommendations are informed by the 2002 Village of Huntley Comprehensive Plan and the 2010 Illinois Route 47 Corridor Study.

Sidewalk Connections. Although Route 47 is primarily intended to support higher volumes of automobile traffic, it is important to ensure that businesses along the roadway are also accessible to pedestrians. Residents and visitors of Sun City, and employees of nearby businesses should be provided with safe pedestrian access to the commercial uses that surround them. Businesses along either side of Route 47 should also be connected by ADA-compliant sidewalks that link to nearby pathways and trails.

Shared-Use Pedestrian & Bicycle Pathway. To improve the accessibility of businesses along Route 47, a shared-use pedestrian and bicycle pathway can be developed along the east side of the roadway. Developing a shared-use pathway can promote healthy, active living by safely allowing workers and residents to walk, jog, or cycle to their desired destination, as opposed to limiting their access to the use of vehicles. The Village should work with IDOT to coordinate efforts related to this planned bicycle path to ensure the installation of a shared-use pathway along the portion of Route 47 north of Jim Dhamer Drive and Freeman Road.

Existing Pedestrian & Bike Path. A multi-use path exists along the north side of Kreutzer Road. As a part of a larger initiative to improve pedestrian and bicycle connections throughout the Village, this path is intended to connect with the proposed multi-use path along the east side of Route 47. In addition, a bicycle path along the east side of Route 47 is currently under construction.

Signalized Intersection/Crosswalk: Existing Proposed. In commercial areas where traffic signals are in place, it is important to provide pedestrians with the opportunity to safely cross the roadway. To ensure that pedestrians can safely access commercial areas, signalized crosswalks should be added where Route 47 intersects with Jim Dhamer Drive/Freeman Road. These crosswalks should be ADA-compliant and equipped with visual and audible countdown timers to inform pedestrians on how much time they are given to cross the roadway. Additionally, these crosswalks should be activated only when pedestrians are present to maximize the efficiency of traffic flow.

Roadway Extension. Because Route 47 serves as a Strategic Regional Arterial (SRA) under IDOT, it is important that the potential for conflict on Route 47 is minimized. Establishing an internal roadway that connects businesses on the east side of Route 47 will provide easier access and reduce traffic congestion on the Village's only major north-south arterial. The Village should continue to facilitate the extension of the roadway connecting commercial areas on the east side of Route 47 from Kreutzer Road to Freeman Road.

Parking Lot Cross Access. Maintaining cross access among adjacent parking lots in commercial areas is crucial to maximizing the efficiency of parking lot circulation. As commercial development continues to occur along Route 47, the Village should work closely with developers and property owners to maintain cross access in parking lots between businesses wherever possible. This will minimize potential conflicts on Route 47 by reducing the need for vehicles to pull onto the main roadway to reach adjacent destinations.



MIXED COMMERCIAL

LAND USE ACTIVITY

Appropriate land use activities within Mixed Commercial areas include:

- Hotels, and other hospitality uses that provide overnight lodging and short-term corporate housing.
- Restaurants, cafes, and bars, including franchise and drive-through restaurants, that offer a variety of dining options.
- National retailers and big-box stores that provide access to a large variety of products in a single location.

URBAN FORM

Key attributes of the urban form within Mixed Commercial areas include:

- Generally shorter, one- to two-story structures with clearly designated public entrances accessible from parking lots.
- Businesses located in standalone stores, strip shopping centers, and neighborhood/community centers with anchor tenants.
- Building setbacks that allow room for on-site parking and automobile access from the street.
- On-site parking lots that include screening, landscaped areas, pedestrian pathways, and other elements to break up large areas of pavement and soften the views of parking areas.
- Inviting, transparent storefronts with attractive entrances.
- Properties featuring dedicated landscaping, signage, and other elements that beautify and establish an identity for these commercial areas.
- Planted and preserved trees to maintain shade and create pedestrian-friendly areas.



CORRIDOR COMMERCIAL

LAND USE ACTIVITY

Appropriate land use activities within Corridor Commercial areas include:

- Restaurants, cafes, and bars, including franchise and drive-through restaurants.
- National retailers and big-box stores that provide access to a large variety of products in a single location.
- Day-to-day retail and service businesses, such as grocery stores, salons, convenience stores, and dry cleaners, that provide basic goods and services to residents.
- Entertainment uses, such as movie theaters and bowling alleys, that provide entertainment and amusement.
- Professional and medical offices, including branch banks, pharmacies, dentists' offices, and financial services businesses, that provide more specialized professional services.
- Auto-oriented uses, such as gas stations, that support daily and periodic vehicle service needs like gasoline and oil changes.

URBAN FORM

Key attributes of the urban form within Corridor Commercial areas include:

- Generally shorter, one- to two-story structures with public entrances oriented toward the street.
- Businesses located in standalone, strip/convenience, and neighborhood/community shopping centers with anchor tenants.
- Building setbacks that allow for on-site parking and automobile access from the street.
- On-site parking lots with screening, landscaped areas, pedestrian pathways, and other elements to break up large areas of pavement and soften the appearance of parking areas.



BUSINESS PARK & FLEX SPACE

LAND USE ACTIVITY

Appropriate land use activities within areas designated as Business Park and Flex include:

- Light manufacturing and production of specific types of goods.
- Office-industrial flex spaces, especially those involving innovative technologies and healthcare-related offices and suppliers.
- Home and corporate offices, including larger campuses.
- General offices and call centers.
- Research and development laboratories and testing facilities.

URBAN FORM

Key attributes of the urban form within Business Park and Flex space areas include:

- Office and light industrial buildings with varying heights.
- Orientation of light industrial buildings that support industrial operations with visitor and public entrances situated near the street.
- Orientation of visitor and public entrances to office and flex buildings toward the street.
- Dedicated and accessory structures on collective campuses, as well as standalone buildings on smaller properties.
- Offices and light industrial buildings enhanced with planters, landscaping, and foundation landscaping to beautify the area and provide desirable amenities for employees and visitors to businesses.
- Properties installed with green infrastructure to preserve existing natural resources and to reduce stormwater runoff.
- Areas that are screened and buffered from adjacent uses and the I-90 interchange with attractive landscaping.
- Inviting, transparent storefronts with attractive entrances.
- Properties featuring dedicated landscaping, signage, and other elements that serve to beautify and establish an identity for these areas.
- Planted and preserved trees to maintain shade and create pedestrian-friendly areas.
- Properties installed with green infrastructure to preserve existing natural resources and reduce stormwater runoff.
- Business Park and Flex areas that are screened and buffered from adjacent residential neighborhoods with attractive fencing and landscaping.



LIGHT INDUSTRIAL

LAND USE ACTIVITY

Appropriate land use activities within Light Industrial areas include:

- Light to heavy manufacturing and mass production of specific types of goods.
- Warehouses, shipping, and distribution facilities that provide for the storage, shipping, and coordination of materials and goods, including finished products from local manufacturing (excluding cross-dock operations).
- Corporate/general offices, including larger campuses.

URBAN FORM

Key attributes of the urban form within Light Industrial areas include:

- Office buildings with varying heights.
- Manufacturing, industrial and warehousing buildings with varying heights, dictated by function and industrial operations.
- Orientation of buildings that support industrial operations with visitor and public entrances facing the street.
- Dedicated and accessory structures on collective campuses, as well as standalone buildings on smaller properties.
- Structures and industrial operations, including loading docks and bays, that are buffered or screened from less intense uses, particularly commercial uses and public spaces.
- Offices and light industrial buildings enhanced with planters, landscaping, and foundation landscaping to beautify the area.
- Properties installed with green infrastructure to preserve existing natural resources and to reduce stormwater runoff.





MEDICAL CARE/OFFICE

LAND USE ACTIVITY

Appropriate land use activities within Medical Care/Office areas include:

- Healthcare-related offices and suppliers.
- General offices and call centers.
- Daycares and early childhood development centers.
- Public and semi-public facilities, such as fire stations and religious institutions, that provide necessary protection and public amenities.

URBAN FORM

Key attributes of the urban form within Medical Care areas include:

- Office buildings with varying heights.
- Offices and commercial buildings enhanced with planters and landscaping to beautify the area.
- Properties installed with green infrastructure to preserve existing natural resources and to reduce stormwater runoff.

FLOODPLAIN & WETLAND CONSIDERATIONS

As the Village continues to grow and develop, it is important to ensure that environmentally sensitive features, such as the floodplain and wetlands, are protected from any deleterious impacts of development. Most of Huntley's floodplain and water features are situated south of the I-90 interchange, meaning that development in this area should be cognizant of these natural features and appropriately encourage development that will not cause environmental harm.

Floodplain and wetlands are crucial to the environment in that they provide habitat for many rare, endangered, and threatened species; recharge groundwater; serve as a natural filter by preventing pollution from entering water bodies; reduce flooding associated with heavy rainfall; sequester carbon; and moderate erosion. Strictly enforcing development requirements related to the conservation of environmentally sensitive features will ensure that the Village is abiding by Section 404 of the Clean Water Act and Article IV of the Kane County Stormwater Ordinance, by preserving natural habitats and ecosystems, and protecting the quality of groundwater, lakes, rivers, and streams.

CURRENT ZONING

(B-3) Shopping Center Business District. The Shopping Center Business District allows for dense, higher-intensity commercial uses that provide employment and revenues for the entire Village. The B-3 district is located only along major streets and is substantially buffered from adjacent districts to ensure that associated traffic does not impact adjacent residential neighborhoods.

The minimum lot area of the B-3 district is 80,000 square feet, and permitted uses include automotive, commercial recreation, commercial services, construction, financial uses, food service, health care, offices, personal services, retail sales, public facilities, public parks and recreation facilities, and hotels. Most of the land designated as B-3 in the I-90/IL 47 Gateway is located south of the I-90 interchange and on the east side of Route 47, south of Powers Road, and is categorized as a PUD.

(C-2) Regional Retail District. The Regional Retail District provides for larger retail developments that generate higher volumes of vehicular traffic. The minimum lot area of the C-2 district is 15 acres. Properties in the I-90/IL 47 Gateway designated as C-2 include all land with frontage on the east side of Route 47 between I-90 to the south and Oak Creek Parkway to the north.

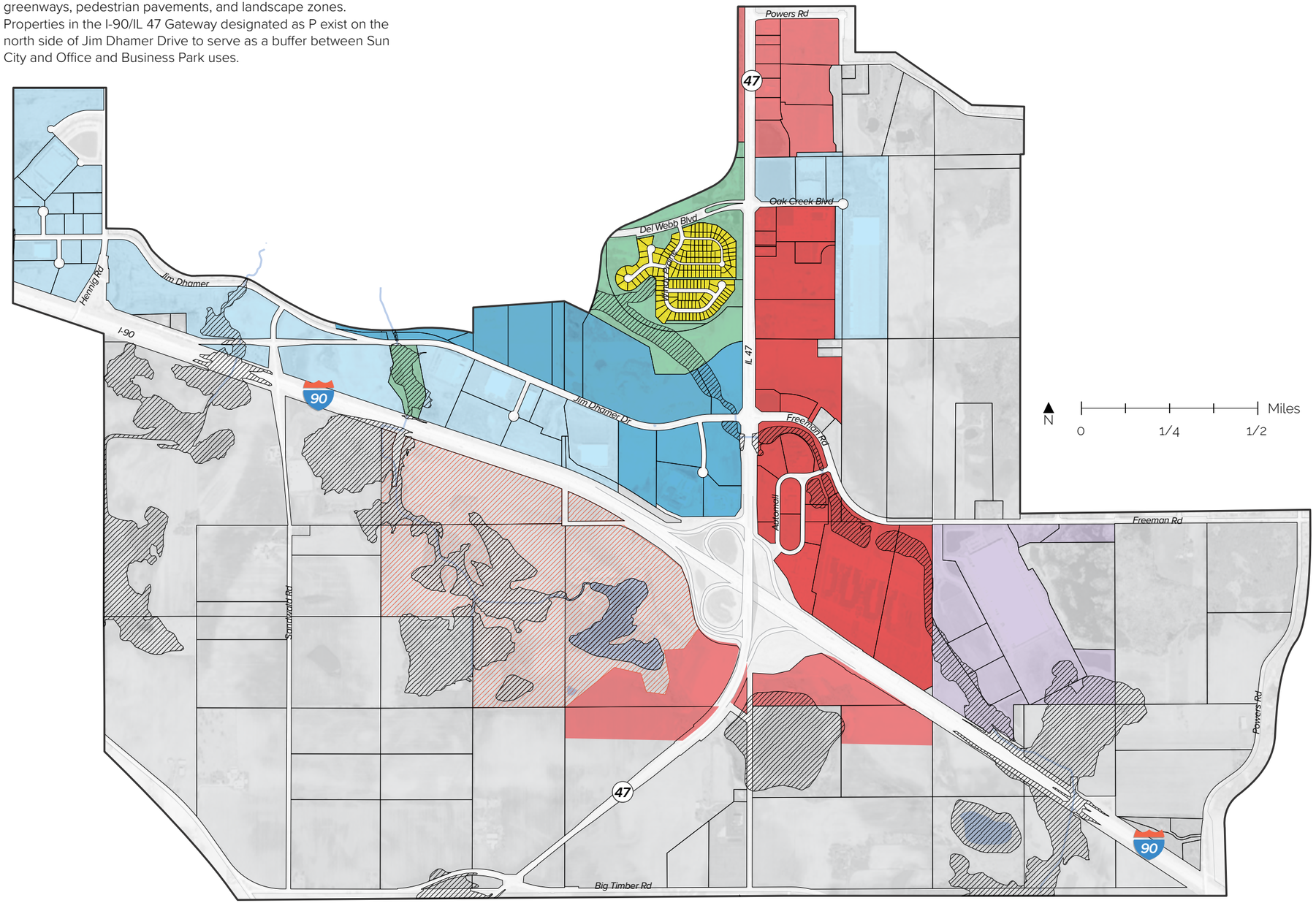
(O) Corporate Office District. The Corporate Office District provides for either single-user developments or campus style multi-user developments. The minimum lot area of the O district is two acres. The O district designation applies to properties along either side of Jim Dhamer Drive where it intersects with Route 47.

(BP) Business Park District. The Business Park District provides for larger commercial, office, institutional, research, and light industrial developments as well as their supportive smaller commercial and services uses. The BP district is located on larger parcels in a park-like atmosphere, generally on primary thoroughfares. The minimum lot area of the BP district is one acre. All property along Jim Dhamer Drive with I-90 frontage, the Huntley Gateway Commons business park (behind the Village Green shopping center) are designated as a Business Park District.

(ORI) Office/Research/Light Industrial District. The Office/Research/Light Industrial District allows for the development of office, research, and limited manufacturing uses in highly visible locations around major thoroughfares. Permitted commercial uses within this district are limited to those which serve ORI businesses. The minimum size of the ORI district is 30 acres, with a minimum lot area of 60,000 square feet. In the I-90/IL 47 Gateway, the new Weber Grill facility and properties directly adjacent to the west are designated as ORI.

(MZA) Multiple Zoning Per Agreement

(P) Parks & Open Space. The Parks & Open Space District exists to maintain physical features for public use and enjoyment as passive and active recreational areas. Components contained within the P designation include public and private parks, wetlands, lakes, ponds, creeks, drainageways, golf courses, greenways, pedestrian pavements, and landscape zones. Properties in the I-90/IL 47 Gateway designated as P exist on the north side of Jim Dhamer Drive to serve as a buffer between Sun City and Office and Business Park uses.



SUN CITY

OAK CREEK PARKWAY

ILLINOIS STATE ROUTE 47

JIM DHAMER DRIVE

FREEMAN ROAD

QUALITY DRIVE

ILLINOIS STATE TOLL (I-90) HIGHWAY

N0°13'09"E

LOT 6

EXISTING ZONING: O
PROPOSED ZONING: P

LOT 1

LOT 2

LOT 3

LOT 8

LOT 12

LOT 4

PART OF LOT 3

PART OF LOT 2

PART OF LOT 8

01
LOT 1

02
38.034 ACS
EXISTING ZONING: C-2
PROPOSED ZONING: BP

03
5.863 ACS
EXIST. ZONING: O
PROP. ZONING: P

04
2.237 ACS
PART OF LOT 8
EXIST. ZONING: O
PROP. ZONING: C-2

05
3.417 ACS
PART OF LOT 4
EXIST. ZONING: O
PROP. ZONING: P

06
39.201 ACS
EXISTING ZONING: O
PROPOSED ZONING: BP

07
5.262 ACS
PART OF LOT 8
EXISTING ZONING: P
PROPOSED ZONING: BP

08
2.119 ACS
PART OF LOT 3
EXISTING ZONING: P
PROPOSED ZONING: C-2

EXISTING ZONING: P
PROPOSED ZONING: C-2

EXISTING ZONING: P

AREA

Parcel Name	Square Feet	Acres
01	REMOVED	
02	1656749	38.034
03	255409	5.863
04	97454	2.237
05	148853	3.417
06	1707615	39.201
07	229199	5.262
08	92319	2.119

GRAPHIC SCALE
250 125 0 250
1" = 250'

REVISIONS

NO.	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 01-07-2020

NO.	DATE	DESCRIPTION

PROJECT NO: 9252GC02
PROJECT MANAGER: DG
DESIGNED BY: DG
DRAWN BY: DB

HUNTLEY ZONING PLAT EXHIBIT

HUNTLEY

ILLINOIS

HUNTLEY

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO.
1 of 1

E:\1992\9252\9252GC02\Drawings\Exhibits\Huntley Zoning Plat 9252GC02.dwg 01/07/20

ORIGINALLY PRESENTED TO VILLAGE BOARD

ADJUSTED PER VILLAGE BOARD COMMENTS RECEIVED 7/11/19

ADJUSTED PER PLAN COMMISSION COMMENTS RECEIVED 11/25/19

ADJUSTED PER PLAN COMMISSION COMMENTS RECEIVED 11/25/19

PROPERTY LINE

ILLINOIS STATE RO

LOT 3

EXISTING ZONING: O
PROPOSED ZONING: P

08
2.119 ACS
PART OF LOT 3

LOT 8

LOT 12

116'

265'

100'

150'

N. LINE OF LOT 3

122.10'

:94"
21'16"E

EXISTING ZONING: P
PROPOSED ZONING: C-2

04
2.237 ACS
PART OF LOT 8

EXISTING ZONING: P

LOT 8

07
5.262 ACS
PART OF LOT 8
EXISTING ZONING: P
PROPOSED ZONING: BP

P.O.B. 03
N.E. COR. LOT 4

N. LINE OF LOT 4

EXIST. ZONING: O
PROP. ZONING: C-2

A=566.65'
A=481.03' CB=N58°42'17"E

N. LINE OF LOT 4

E. LINE OF LOT 4

814.25'

PART OF LOT 3

N. LINE OF LOT 3

EXIST. ZONING: O
PROP. ZONING: P

03
5.863 ACS

05
3.417 ACS
LOT 4

PART OF LOT 4

LOT 3

06
39.201 ACS
EXISTING ZONING: O
PROPOSED ZONING: BP

PART OF LOT 3

LOT 1

S. LINE OF LOT 4

JIM DHAMER

S. LINE OF LOT 3

382.36'

DRIVE

FREEMAN

QUALIT

GRAPHIC SCALE
100 50 0 100
1" = 100'

E:\1992\9252\9252GC02\Drawings\Exhibits\Huntley Zoning Plat Revisions9252GC02.dwg 3/2/2020

REVISIONS

NO.	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 03-02-2020

NO.	DATE	DESCRIPTION

PROJECT NO: 9252GC02
PROJECT MANAGER: DG
DESIGNED BY: DG
DRAWN BY: DB

HUNTLEY ZONING PLAT REVISIONS

HUNTLEY ILLINOIS

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO.
1 of 1

SUN CITY

OAK CREEK PARKWAY

ILLINOIS STATE ROUTE 47

PROPERTY LINE

01

EXISTING ZONING: O
PROPOSED ZONING: P

08
2.119 ACS

556'

444'

228'

EXISTING ZONING: P
PROPOSED ZONING: C-2

04
2.237 ACS

07
5.262 ACS

EXISTING ZONING: P
PROPOSED ZONING: BP

EXIST. ZONING: O
PROP. ZONING: C-2

EXIST. ZONING: O
PROP. ZONING: P

03
5.863 ACS

05
3.417 ACS

06
39.201 ACS

EXISTING ZONING: O
PROPOSED ZONING: BP

02
38.034 ACS
EXISTING ZONING: C-2
PROPOSED ZONING: BP

N0°13'09"E

JIM DHAMER DRIVE

QUALITY DRIVE

FREEMAN ROAD

ILLINOIS STATE TOLL HIGHWAY (I-90)

AREA

Parcel Name	Square Feet	Acres
01	REMOVED	
02	1656749	38.034
03	255409	5.863
04	97454	2.237
05	148853	3.417
06	1707615	39.201
07	229199	5.262
08	92319	2.119

GRAPHIC SCALE
250 125 0 250
1" = 250'

REVISIONS

NO.	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 01-07-2020

NO.	DATE	DESCRIPTION

PROJECT NO: 9252GC02
PROJECT MANAGER: DG
DESIGNED BY: DG
DRAWN BY: DB

HUNTLEY SEPARATION EXHIBIT

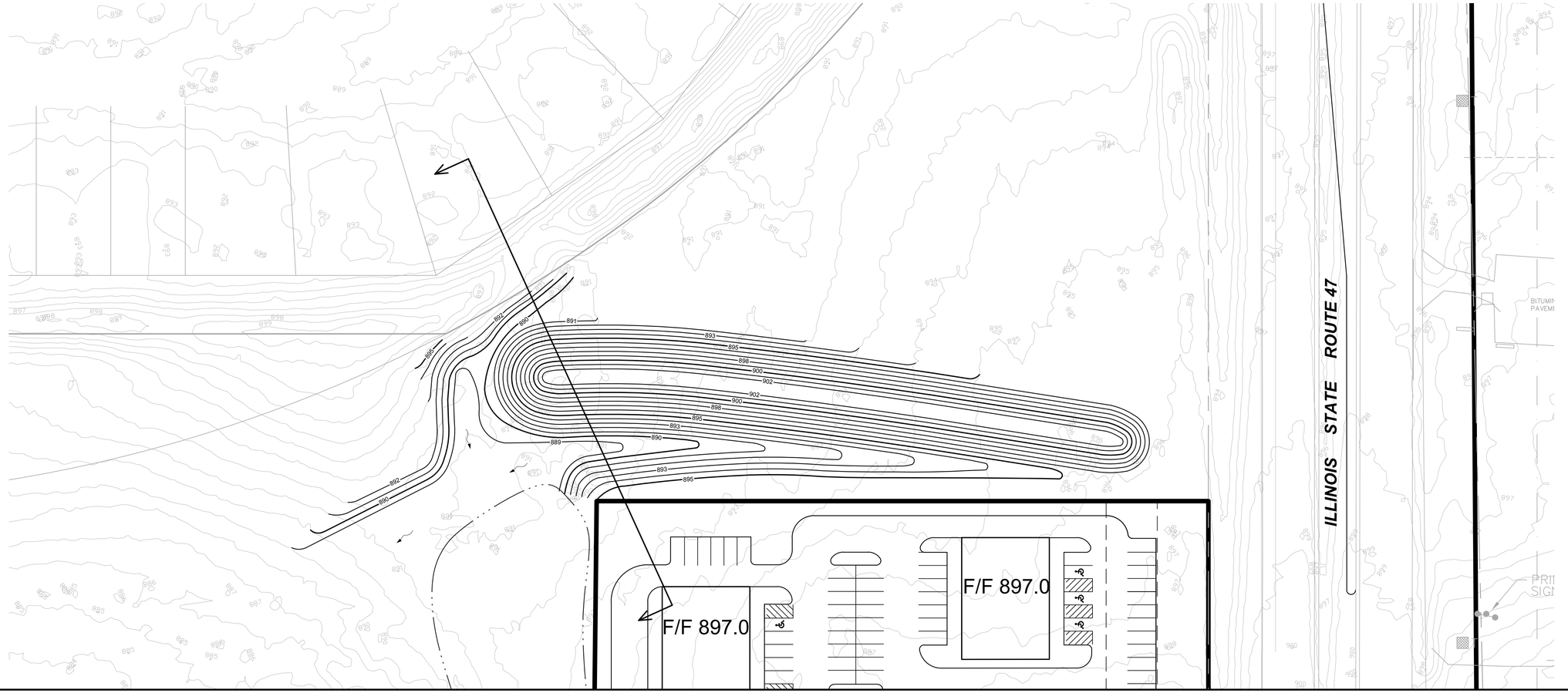
HUNTLEY ILLINOIS

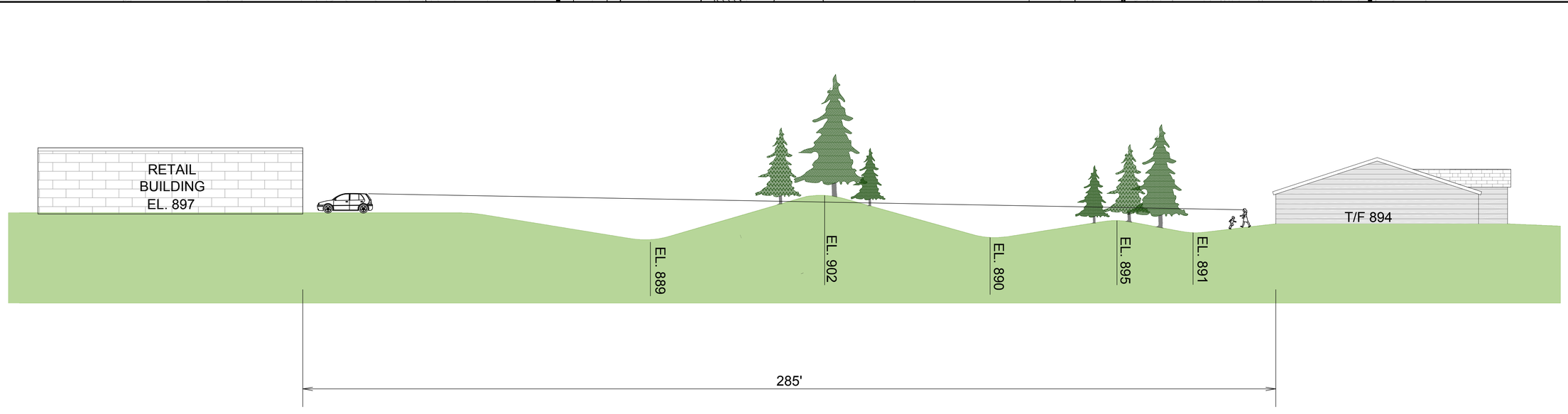
HUNTLEY

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO.
EX. B

E:\1992\9252\9252GC02\Drawings\Exhibits\Huntley Zoning Plat 9252GC02.dwg 1/7/2020





REVISIONS

NO.	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 03-02-20

NO.	DATE	DESCRIPTION

PROJECT NO: 9252.GC02
PROJECT MANAGER: DG
DESIGNED BY: DG
DRAWN BY: DB

ILLINOIS

CROSS SECTION

HUNTLEY

HUNTLEY

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO.

EX. F

Charles Nordman
AICP Director of Development Services
Village of Huntley
10987 Main Street,
Huntley, IL 60142

Dear Mr. Nordman,

My husband and I cannot attend the Plan Commission meeting on Monday, November 25 regarding the rezoning requested for the parcels of land at Dahmer & Route 47 and Freeman & Route 47, but as residents of Sun City living in Neighborhood 32 which adjoins one of the parcels under consideration, we wish to voice our objection to the development of this area for retail, commercial or industrial use. We are already aware of increased retail including restaurants that have developed since our coming here three years ago.

The development of this area specifically the Dahmer/Route 47 parcel with its proximity to our homes will adversely affect the lifestyle for Neighborhood 32 including additional traffic, noise, activity and lights. Sun City residents contribute significantly to the tax revenue that supports the Village and our schools as well as the new library. Residents of Sun City are active in volunteer work in the Village and environs.

We hope proper consideration will be given to the support the lifestyle that Sun City residents enjoy and the Plan Commission will reject any development of the parcel in question.

Sincerely,

Nancy and Dave Bachmann

Nancy and Dave Bachmann
12270 Songbird Lane

November 21,2019

Mr. Nordman

My name is Harold Steen and I reside in the home I purchased 5 years ago at 13674 Windy Prairie Drive in Huntley. The rear of the lot on which my home is built abuts a landscaped berm owned and maintained by the Village. The berm serves as the northern boundary of several of the parcels of land which will be under discussion at the Planning Meeting next Monday. My house is on a relatively small lot. It is one of the closest single family dwellings to the land being considered for rezoning at the upcoming Planning Committee meeting.

I have several concerns about the rezoning. I should mention that before I signed the purchase agreement for the house and land I now own, I checked the zoning behind my property and found it satisfactory. There was no indication on the land maps at that time that the zoning might profoundly change.

My major concern is that inappropriate rezoning would cause a substantial drop in my property value at a time of resale and likely lengthen the time needed to find willing buyers. It would cost me many, many thousands of dollars in resale value and of course there would be a comparable drop in property taxes to the Village eventually; one of the opportunity costs of rezoning to be considered. Viewing the Huntley WalMart parking lot at midnight provides a look at a worst case scenario when there is no need to be concerned about adjacent single family residences. Lighted parking areas can turn night into day. Large lighted parking areas seemed to be of little concern in an earlier development proposal which thankfully no longer seems active.

Many of these concerns could be mitigated with zoning showing a substantial buffer of green space or at least a comparable area for multi-family buildings such as the attached houses in Sun City-Huntley.

Thank you for your attention.

Harold Steen

EXCERPT FROM JULY 11, 2019 VILLAGE BOARD MEETING MINUTES

d) Conceptual Review – Huntley Development Limited Partnership (HDLP) Proposed Amendment to the I-90/IL 47 Gateway Plan and Proposed Rezoning for Property near the Northwest and Northeast Corners of IL Route 47 and Jim Dhamer Drive/Freeman Road

Introduction

On September 27, 2018, the Village Board reviewed a conceptual plan by Huntley Development Limited Partnership ("HDLP") that proposed to rezone property at both the northwest and northeast corners of Route 47 and Jim Dhamer Drive/Freeman Road. At that time, HDLP was proposing to reclassify the designated land use for the property at both corners of the intersection to allow for either "BP" Business Park uses or "C-2" Regional Retail uses.

Since that time, HDLP has modified their conceptual plan for both corners. The revised concept proposes increasing the amount of property to be rezoned from "O" Corporate Office to "BP" Business Park at the northwest corner of Route 47 and Jim Dhamer Drive and subsequently reduces the amount of "C-2" Regional Retail proposed at the northwest corner. The concept submittal for the northeast corner of Route 47 and Freeman Road has been revised to slightly decrease the amount of property to be rezoned from "C-2" Regional Retail to "BP" Business Park (47.4 acres to 44.6 acres). The frontage of Route 47 remains proposed as "C-2" Regional Retail.

HDLP has submitted the revised concept for discussion purposes. The boundaries of each of the zoning districts proposed on the exhibit are preliminary in nature and the exact zoning district boundary lines would be defined if a formal application is submitted for consideration.

The proposed plan presented by HDLP would require an amendment to the I-90/IL 47 Gateway Plan that was approved by the Village Board on December 21, 2017, because the proposed land uses differ from the recommendations provided in the Gateway Plan. Additionally, rezoning of the properties will require a formal development application and public hearing. The developer also previously appeared before the Village Board on April 21, 2016 requesting conceptual review of a proposed plan to relocate Eakin Creek. The revised concept plan no longer proposes the relocation of the creek.

I-90/IL 47 Gateway Plan

The proposed rezoning on both the northwest and northeast corners of Route 47 and Jim Dhamer Drive/Freeman Road represent a change in land use from the recommendations that were provided in the I-90/IL 47 Gateway Plan, thus requiring an amendment to the plan.

Northwest Corner of Route 47 and Jim Dhamer Drive

The property at the northwest corner of Route 47 and Jim Dhamer Drive is currently zoned "O" Corporate Office and "P" Parks and Open Space. The I-90/IL 47 Gateway Plan recommended the property along Jim Dhamer Drive be developed as Medical Care/Office and the existing "P" Parks and Open Space zoned land remain as open space/wetland conservation. The plan states that "the Medical Care/Office land use should consist of small-scale medical offices and complementary commercial uses, such as daycares and restaurants." Further, "these areas act as a supportive district for the Health Care District in northeast Huntley to serve nearby residents, such as those in Sun City and the Alden senior housing development on Regency Parkway."

The proposal by HDLP would modify the Land Use and Development plan found within the I-90/IL 47 Gateway Plan to designate the land uses at the northwest corner as a combination of Business Park and Flex Space and Mixed Commercial to allow for the possible rezoning to "BP" and "C-2". The proposal would also modify the Land Use and Development Plan to reduce the Open Space/Wetland Conservation adjacent to Sun City.

Northeast Corner of Route 47 and Freeman Road
The property at the northeast corner of IL Route 47 and Freeman Road is currently zoned "C-2" Regional Retail. The I-90/IL 47 Gateway Plan recommended this property be developed as Mixed Commercial and Corridor Commercial. The property nearest the intersection of Route 47 and Freeman Road is planned for Mixed Commercial. It states that areas planned for Mixed Commercial should target "a mix of commercial development that serve as a regional draw, such as general retailer, sporting goods stores, restaurants, and service uses."

Further to the north, adjacent to the Village Green commercial area, the vacant property is planned as Corridor Commercial. Areas planned for Corridor Commercial are located along Route 47 and are comprised of development-ready sites with much of the infrastructure already in place. These properties should "leverage visibility and traffic volume, while establishing Route 47 as Huntley's primary gateway," according to the plan.

The proposal by HDLP would modify the Land Use and Development plan found within the I-90/IL 47 Gateway Plan to change the land uses at northeast corner of Route 47 and Freeman Road to add Business Park and Flex Space thus allowing HDLP to request rezoning a portion of the property to "BP" Business Park while maintaining the "C-2" Regional Retail zoning along the frontage of Route 47.

Proposed Rezoning
Northwest Corner of Route 47 and Jim Dhamer Drive
The proposal by HDLP would eliminate the "O" Corporate Office zoning at the northwest corner of Route 47 and Jim Dhamer Drive and replace it with "BP" Business Park and "C-2" Regional Retail. The proposed rezoning would also reduce the "P" Parks and Open Space zoning buffer that currently exists along the southern edge of neighborhood 32B in Sun City. At the narrowest point, the "BP" zoned land would be approximately 250 feet from neighborhood 32B. The relocation of Eakin Creek is no longer proposed as part of the revised concept for rezoning the property.

Northeast Corner of Route 47 and Freeman Road
The proposed change would potentially add "BP" Business Park zoning to the property at the northeast corner of Route 47 and Freeman Road. The property is currently zoned "C-2" Regional Retail and was planned to be an extension of the Village Green retail property. The Route 47 frontage (14.8 acres) of the property would remain as "C-2".

Current "O" Corporate Office Zoning
The "O" Corporate Office District is intended to accommodate either single user developments or "campus" style multi-user developments.

(1) Permitted Uses.
AGRICULTURAL BUSINESS - Open space, park and greenways
COMMERCIAL RECREATION - Golf course and country club, Health club or gymnasium
FINANCIAL - Bank, Credit union, Savings and loan association - excluding drive-through

establishments
HEALTH CARE - Child care (center), Health care facilities including Professional doctor office or clinic, Research, development and laboratories.
PERSONAL SERVICES - Hotel, Service industries
OFFICE - Administrative, professional general business and medical offices (also see HEALTH CARE)
PUBLIC FACILITIES - Government offices & services
PUBLIC RECREATION - Indoor recreation (gymnasium)
TRANSPORTATION - Parking structures (not to exceed 5 stories above grade level)

(2) Special Uses.
HEALTH CARE - Age restricted congregate care/living facilities, Assisted living facilities, Long term care facilities, Nursing homes

Proposed "BP" Business Park District
The "BP" Business Park District is established to provide locations for sizeable commercial, office, institutional, and light manufacturing, as well as the smaller commercial and service uses on which they rely. The "BP" district would also allow requests for Special Use Permits for warehousing, storage, and distribution. The following is a complete list of Permitted and Special Uses in the "BP" Business Park:

Permitted Uses.

(1) Offices
- (a) Call Centers
- (b) Offices: Administrative, business, professional, governmental, and medical
- (c) Data processing and computer center, including service and maintenance
- (d) Newspaper or publisher

(2) Institutional and Educational Uses
- (a) College, university or junior college
- (b) Conference centers
- (c) Medical Laboratories
- (d) Philanthropic and charitable institutions
- (e) Schools - business, corporate training, data processing or electronics.
- (f) Schools (art, dancing, dramatic, music)

(3) Commercial/Retail Uses
- (a) Office equipment & supplier sale
- (b) Radio and television studio (w/o tower)
- (c) Floor covering sales
- (d) Furniture sales (new)
- (e) Hotel
- (f) Microbrewery, winery

(4) Business Park Uses:
- (a) Food processing and handling
- (b) Laboratories, offices and other facilities for research testing, data analysis and development
- (c) Light manufacturing
- (d) Printing and publishing
- (e) Product research and development

Special Uses. Upon recommendation by the Plan Commission after public hearing on a petition pertaining thereto, in accordance with the requirements set forth for such hearing in Article VII of this Ordinance.

(1) Commercial/Retail Uses
  (a) Building, electrical and construction material sales (no outside storage)
  (b) Depository and non-depository credit institutions and banks
  (c) Gas/service stations (not including truck stop)
  (d) Restaurants, including alcohol sales and service, excluding drive-in or drive-through service

(2) Office/Business Park uses:
  (a) Data Center
  (b) Day Care Center
  (c) Heliports
  (d) Hospitals
  (e) Planned Unit Developments in accordance with the applicable provisions of the Zoning Ordinance
  (f) Storage and distribution of bulk commodities
  (g) Warehousing, storage and distribution
  (f) Self-Storage

(3) Retail-Automotive Uses
  (a) Boat sales
  (b) Recreational vehicles, ATV's, or other similar uses
  (c) Motorcycle showroom and service
  (d) Truck sales (new)

(4) Retail -Commercial Recreation Uses
  (a) Amusement and family entertainment establishments, (indoor or outdoor)
  (b) Aquatic parks
  (c) Golf course, driving range, and miniature golf
  (d) Ice centers (indoor or outdoor), roller rink (indoor)
  (e) Motion picture theater
  (f) Athletic fields (baseball, softball, football, cricket, lacrosse, soccer, etc.) (indoor or outdoor)
  (g) Stadiums (outdoor and enclosed)
  (h) Swimming pool (indoor, private club)
  (i) Health, tennis, racquetball, recreation clubs, and spa or day spa
  (j) Theater (enclosed)

Current "C-2" Regional Retail District
The C-2 Regional Retail District is for larger retail developments. Typically, the Regional Retail District is intended for uses which, because of their size or nature of operation, generate higher volumes of vehicular or truck traffic. This category is not normally associated with the day-to-day shopping needs of local residents.

(1) Permitted Uses.
FARMING - Nursery, Wayside stands
AGRICULTURAL BUSINESS - Feed and grain sales, Greenhouse (commercial), Seasonal sale of local farm products, Veterinary clinic

AUTOMOTIVE - Agricultural implement sales and service, Ambulance service and garage, Automotive rental, Automobile sales (showroom)/used car sales component, Boat sales, Motorcycle showroom and service, Truck sales (new)
COMMERCIAL RECREATION - Baseball field & batting cages, Billiard parlor, Boat launching ramp and/or marina (for non-motorized or less than 10 h.p. craft), Boat rental and storage, Bowling alley, Game room, Golf course and driving range, Health club or gymnasium, Indoor rifle/pistol shooting range, Miniature golf, Motion picture theater, Park, Rink (roller, skating or skateboard), Soccer field, Swimming pool (indoor, private club), Tennis/Racquetball club (private), Theater (enclosed)
COMMERCIAL SERVICE - Advertising agency, Appliance service only, Blueprint (incl'g. photostat and copy shop), Business machine repair, Exterminating and fumigating, Furniture repair and refurbishing, Newspaper or publisher, Office equipment & supplier sale, Radio and television studio (w/o tower), Real estate office, Stenographic service
CONSTRUCTION - Electrical equip. sales/fixtures, Plumbing supplies & fixture sale, Pump sales
EDUCATION - Art, charm, dancing, dramatic/music schools, College, university or junior college, Commercial or trade school (other school offer training), School for mentally or physically handicapped
FINANCIAL - Bank, Credit union, Savings and loan association - excluding drive-through establishments
FOOD SERVICE - Carry-out food service, Catering service, Drive-thru food service, Ice cream shop, Restaurant, Soft drink stand
HEALTH CARE - Medical laboratory, Professional doctor office or clinic
INDUSTRIAL SERVICE - Mirror & glass supply & refinish, Upholstery shop
OFFICE - Bookkeeping service, Corporate headquarters, Detective agency, Employment office, Engineering office, Income tax service, Insurance office/agency, Professional offices (also see: Public uses – HEALTH CARE), Office for executive or administrative purposes, Public accountant, Stockbroker, Ticket office, Title company, Travel agency, Utility office
PERSONAL SERVICES - Barber shop, Beauty shop, Catalog sales office, Clothes (pressing and repair), Day spa, Dressmaker or seamstress, Funeral home (mortuary), Hotel/Motel, Laundry, cleaning & dying-retail, Locksmith, Photography, Reading room, Shoe and hat repair, Tailor, Taxidermist, Weaving & mending (custom)
RETAIL - Antique sales, Appliance sales, Art gallery-art studio sales, Art supply store, Auto accessory store, Bakery, Bicycle shop, Bookstore, Camera shop, Cigar, cigarette & tobacco store, Clothing store, Craft studio, Department store, Drug store, Fish market-retail, Floor covering sales, Florist sales, Fruit & vegetable market—retail, Furniture sales (new), Gift shop, Grocery shop (convenience center), Grocery store (retail), Hardware store (retail), Health food store, Hearing aid store , Household furnishings shop, Jewelry (retail), Leather goods, Liquor store, Magazine & newsstand, Meat market, Music, instrument & record store, Paint & wallpaper store, Pet shop, Picture frame shop, Souvenir (curio shop), Sporting goods, Stationery store, Swimming pool & assoc. fixtures, Toy store, Typewriter sales, Upholstery shop, Watch, clock (sales & repair)
PUBLIC FACILITIES - Armory, Government offices & services, Library, Museum
PUBLIC RECREATION - Sports arena, Stadium
TRANSPORTATION - Heliport

(2) Special Uses.
FARMING - Grass or sod farm, Orchard
AGRICULTURAL BUSINESS - Dairy farm, Kennel/boarding, Stable (boarding, livery or private)
AUTOMOTIVE - Automotive car wash and/or detailing, Automobile repair (major or minor), Auto Sales (used), Garage (bus or truck), Gasoline service station/Gasoline station, Mobile home sales,

Outside storage of vehicles, Recreational vehicles sales/service, Taxicab garage, Trailer rental, Truck rental, Truck repair, Truck sales (used)
COMMERCIAL RECREATION - Amusement park, Club (indoor or outdoor, private), Dance hall, Rod and gun club, Theater (Drive-in)
COMMERCIAL SERVICES - Outdoor sales and service, Mini-storage/Mini-warehouse
EDUCATION - Church or church school, High school & grade school (K-12)
FINANCIAL - Currency exchange, Drive through establishment, Personal loan agency
FOOD SERVICE -Drive-in food service, Frozen food locker, Tavern, Nightclub/discotheque
HEALTH CARE - Child care (center), Hospital (communicable disease, general) and Treatment Center for alcoholism, drug addiction and similar affliction, Mental health clinic, Mental Hospital, Nursing/Sheltered care home
PERSONAL SERVICES - Interior decorating studio
RETAIL SALES - Furniture sales (used), Outdoor sales & service, Secondhand store
PUBLIC FACILITIES - Post office
PUBLIC RECREATION - Community center
PUBLIC UTILITIES - Public utility transmitting tower, Sub-station, Water storage tank
RELIGIOUS - Church or other place of worship, Rectory
SPECIAL USE DISTRICTS - Mining (Extraction of Earth Products)
TRANSPORTATION - Parking area (public), Parking garage (public)

Future Development
It is anticipated that a number of development considerations would be discussed as a part of a future development, including the following:

- Possible signalization of the intersection north of Jim Dhamer Drive/Freeman Road, subject to approval by the Illinois Department of Transportation
- Donation of a parcel for hotel development
- Extension of a gravity sanitary sewer line on the property west of Route 47 to eliminate reliance on a temporary lift station
- Repurposing of the existing stone monument sign on Interstate 90
- Resurfacing of Freeman Road and Jim Dhamer Drive
- Burial of overhead utility lines on the east side of Route 47
- Extension of the multi-use path from Oak Creek Parkway to Freeman Road
- Potential creation of a Business District

Courtesy Review
The petitioner has requested the Village Board conceptually review the proposed plan for amending the I-90/IL 47 Gateway. The Village Board is not required to provide a formal position statement on the proposal, and the developer shall not be required to comply with any position statements which are offered. The concept review shall provide the developer 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 completed his presentation. Village Manager Johnson added the petitioner was in attendance and would like to address the Village Board.

Mr. Phil Waters from Huntley Limited Development Partnership (Horizon) thanked the Village Board

for their previous meetings and providing input and feedback. HDLP has tried their best to address the Board's suggestions and concerns.

Mr. Waters referenced Trustee Hoeft's previous inquiry as to why the creek had to be rerouted. HDLP reviewed the overall area and has now decided to not move the creek. It was decided, instead, to create retail on the west side of Route 47.

Mr. Waters added that HDLP is already working with the State to move the intersection north of the west side retail by the cul de sac in Neighborhood 32 in Sun City south to the east/west street by the water tower access road. This would move it away from the residential zoning and make the intersection more useable.

Mr. Waters proposed having the Village and HDLP create a joint marketing effort to promote a hotel near Life Spine on an approximately 3 acre site. HDLP would consider discounting the value of the land in hopes of attracting a hotel developer. He added that hotels tend to develop in clusters like fast food chains, so the hope would be that additional hotels would develop in that area as well to create additional sales tax, property tax, jobs, etc.

Mr. Waters said HDLP would transfer ownership of their existing tollway monument sign to the Village after enhancements were made to the sign. He proposed adding new verbiage or possibly adding an LED feature.

Mr. Waters referenced the current lift station on the northwest corner of Jim Dhamer Drive and Route 47 which was installed 25 years ago by HDLP. He said it proves to be high maintenance for the Village and proposed to pay for a gravity operated sewer line in place of the current lift station. The cost for the improvement would be between $500,000 - $750,000 and would be in place before the first building would be constructed on the west side of Route 47

There are currently 7 or 8 overhead utility poles on the east side of Route 47 which Horizon is proposing to bury.

Mr. Waters added the utility lines along Route 47 and the east/west road by the substation will be removed and buried.

Mr. Waters completed his presentation with two final items being contributing to the General Road Fund for the east and west side of Route 47 development impacting the Village roadways. He is currently working with the Village Manager to establish a contribution amount. Mr. Waters concluded with saying HDLP will extend the existing bike path along Route 47 from Oak Creek Parkway to Freeman Road.

Trustee Leopold thanked Mr. Waters for working with the Village and making some improvements to the original concept plan. He added that he would like to see the proposed C-2 zoning front Freeman Road and move the BP zoning line to behind the existing restaurant boundary line area. Mr. Waters agreed that his request could be done.

Trustee Piwko asked if HDLP would be the actual developer of the project. Mr. Waters said no; each developer would make their own application for each specific site and enter into their own development agreement with the Village. Trustee Piwko asked if HDLP had a developer and how soon a developer would come in with a petition. He also reminded Mr. Waters of the Village's strict development

guidelines and added that he hopes each developer that comes to the Village for approval not only meets Village standards but exceeds them. Mr. Waters agreed with Trustee Piwko in acknowledging the development standards. Mr. Waters said HDLP does not currently have an interested party, primarily because of the lack of zoning.

Trustee Kanakaris questioned if the pond could be moved. Mr. Waters said the pond could not be moved because of the gravity conveyance and wetlands area. Village Manager Johnson added there is a possibility of enhancing the appearance of the pond with extensive landscaping.

Trustee Goldman also thanked the petitioner for working with the Village primarily for addressing the issue with Neighborhood 32 and not rerouting the creek.

Trustee Kanakaris said he agreed with Trustee Leopold about retaining the C-2 zoning along Freeman Road and the BP zoning to behind the restaurant. He questioned the distance between the residential and commercial properties. Mr. Waters said there were two concepts with a building on the north and south side of the intersection. One concept has a distance of approximately 280' from the residential property and one concept has a distance of approximately 330'. Village Manager Johnson said there would be a substantial buffer of a landscaping and berm feature. Trustee Kanakaris said he would like to see a 50' buffer.

Trustee Westberg thanked the petitioner for working with the Village to address previous concerns and appreciated their effort to bury the utility lines.

Mayor Sass said the utility lines would be required to be buried as with any new project per ordinance. He added that he liked the new concept plan but would have to know that a developer was ready to go before he would approve the rezoning. Mayor Sass stated that the Village can process a development application quickly so the rezoning of the property shouldn't make a difference in finding a developer. He would like to know what the business is that is interested and how many employees the business would bring to the Village. Trustee Kanakaris said the land has been sitting for 30 years and looks forward to seeing it developed. Trustee Kanakaris asked Mr. Waters if all the improvements discussed would be done right away. Mr. Waters said the improvements would be done in stages. Village Manager Johnson included that obtaining IDOT approval for moving the intersection could take up to 18 months. Mr. Waters said HDLP has already begun discussions with IDOT.

Mayor Sass asked if the Village Board had any additional comments or questions. There were none.

AN ORDINANCE APPROVING
AN AMENDMENT TO THE I-90/IL 47 GATEWAY PLAN AND
A ZONING MAP AMENDMENT TO REZONE PROPERTIES
AT THE NORTHEAST CORNER OF ROUTE 47 AND FREEMAN ROAD
AND NORTHWEST CORNER OF ROUTE 47 AND JIM DHAMER DRIVE

Huntley Development Limited Partnership, petitioner/owner

Ordinance (O)2020-03.__

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

WHEREAS, Huntley Development Limited Partnership ("HDLP"), is requesting to rezone several properties it owns surrounding the intersection of Route 47 and Jim Dhamer Drive/Freeman Road; and

WHEREAS, the requested rezonings necessitate an amendment to the I-90/IL 47 Gateway Plan that was approved by the Village Board on December 21, 2017, because the proposed land uses differ from the land uses identified in the Gateway Plan; and

WHEREAS, the petitioner is proposing to amend the I-90/IL 47 Gateway Plan for the approximately ±58.10 acres near the northwest corner of Route 47 and Jim Dhamer Drive which is currently identified as Medical Care/Office and Open Space/Wetland Conservation; and

WHEREAS, the amendment to the I-90/IL 47 Gateway Plan would identify a majority of the ±58.10 acres at the Northwest Corner of Route 47 and Jim Dhamer Drive as Business Park and Flex Space to support the requested rezoning to "BP" Business Park and the frontage of Route 47 would be changed to Mixed Commercial to support the requested rezoning to "C-2" Regional Retail; and

WHEREAS, the petitioner is also requesting to amend the I-90/IL 47 Gateway Plan for approximately ±38 acres near the northeast corner of Route 47 and Freeman Road which are currently identified as Corridor Commercial (north ±20 acres) and Mixed Commercial (south ±18 acres); and

WHEREAS, the petitioner is requesting to amend the I-90/IL 47 Gateway Plan to change land use of the ±38 acres near the northeast corner of Route 47 and Freeman Road to Business Park and Flex Space; and

WHEREAS, the proposed map amendment will rezone property at the northwest corner of Route 47 and Jim Dhamer Drive from "O" Corporate Office and "P" Parks and Open Space to "BP" Business Park and "C-2" Regional Retail in accordance with the Zoning Plat dated January 7, 2020; and

WHEREAS, the proposed map amendment will also rezone ±38 acres of "C-2" Regional Retail zoned property near the northeast corner of Route 47 and Freeman Road to "BP" Business Park in accordance with the Zoning Plat dated January 7, 2020; and

WHEREAS, the Plan Commission conducted a public hearing on November 25, 2019 and January 13, 2020, and heard testimony from the petitioner and surrounding residents; and

WHEREAS, at the conclusion of the public hearing a motion to recommended approval of the petition failed by a vote of 3 to 3; and

WHEREAS, the following conditions were considered as part of the Plan Commission's motion:

1. A wetland restoration and maintenance plan shall be provided for Lot 8 of Huntley Unit No. 1 upon submittal of a Development Application to resubdivide any of the subject parcels generally located at the northwest corner of Route 47 and Jim Dhamer Drive.

DRAFT

2. The rezoning of the parcels is subject to approval of a development agreement by the Village Board.

WHEREAS, the Village Board, having considered the recommendation of the Plan Commission, has found that that requested amendment to the I-90/IL 47 Gateway Plan and the requested zoning map amendment will encourage future development that will be in the best interest of the Village.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF HUNTLEY as follows:

SECTION I: The request from Huntley Development Limited Partnership, as petitioner/owner, for (i) an Amendment to the I-90 / IL 47 Gateway Plan of the Comprehensive Plan to accommodate Business Park and Flex Space and Commercial, as required; and (ii) a Zoning Map Amendment to Rezone Property at the Northeast Corner of Route 47 and Freeman Road from "C-2" Regional Retail District to "BP" Business Park District; and Rezone Property at the Northwest Corner of Route 47 and Jim Dhamer Drive from "O" Corporate Office District and "P" Park and Open Space District to "BP" Business Park District and "C-2" Regional Retail District is approved, subject to the conditions referenced above.

SECTION II: This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

SECTION III: All ordinances and parts of ordinances in conflict herewith are hereby repealed.

	Aye	Nay	Absent	Abstain
Trustee Goldman	_____	_____	_____	_____
Trustee Hoeft	_____	_____	_____	_____
Trustee Kanakaris	_____	_____	_____	_____
Trustee Leopold	_____	_____	_____	_____
Trustee Piwko	_____	_____	_____	_____
Trustee Westberg	_____	_____	_____	_____

PASSED and APPROVED this 12th day of March, 2020.

APPROVED:

_____
Village President

ATTEST:

_____
Village Clerk

DRAFT

IN THE MATTER OF THE APPLICATION

OF PETITION NO. 19-11.2

HUNTLEY DEVELOPMENT LIMITED PARTNERSHIP, AS PETITIONER AND OWNER, RELATING TO PARCELS OF VACANT PROPERTY GENERALLY LOCATED AT THE NORTHWEST CORNER OF JIM DHAMER DRIVE AND ROUTE 47, JUST EAST OF THE NORTHEAST CORNER OF FREEMAN ROAD AND ROUTE 47, AND THE NORTHEAST CORNER OF OAK CREEK PARKWAY AND ROUTE 47.

REQUEST IS FOR CONSIDERATION OF (i) AN AMENDMENT OF THE I-90/IL 47 GATEWAY PLAN OF THE COMPREHENSIVE PLAN TO ACCOMMODATE LIGHT INDUSTRIAL AND COMMERCIAL, AS REQUIRED; AND (ii) A ZONING MAP AMENDMENT TO REZONE PARCEL 1 FROM "BP" BUSINESS PARK DISTRICT TO "C-2" REGIONAL RETAIL DISTRICT, PARCEL 2 FROM "C-2" REGIONAL RETAIL DISTRICT TO "BP" BUSINESS PARK DISTRICT, PARCEL 3 FROM "O" CORPORATE OFFICE DISTRICT TO "C-2" REGIONAL RETAIL DISTRICT, PARCEL 4 FROM "P" PARK AND OPEN SPACE DISTRICT TO "C-2" REGIONAL RETAIL DISTRICT, PARCEL 5 FROM "O" CORPORATE OFFICE DISTRICT TO "P" PARK AND OPEN SPACE DISTRICT, PARCEL 6 FROM "O" CORPORATE OFFICE DISTRICT TO "BP" BUSINESS PARK DISTRICT, PARCEL 7 FROM "P" PARK AND OPEN SPACE DISTRICT TO "BP" BUSINESS PARK DISTRICT, PARCEL 8 FROM "O" CORPORATE OFFICE DISTRICT TO "P" PARK AND OPEN SPACE DISTRICT.

(Public hearing held before the Village
(of Huntley Plan Commission on Monday,
(November 25, 2019, at the hour of 6:30 p.m.,
(at the Huntley Village Board Room,
(10987 Main Street, Huntley, IL.

Q & A Reporting, Inc.
7115 Virginia Road, Ste. 105
Crystal Lake, Il 60014
(815)477-2230
www.qareportinginc.com

PLAN COMMISSION MEMBERS:

TOM KIBORT, CHAIRMAN
DARCI CHANDLER
DAWN ELLISON
RON HAHN
LORI NICHOLS

VILLAGE OF HUNTLEY STAFF:

ZANCK, COEN, WRIGHT & SALADIN, by
MR. THOMAS ZANCK,
appeared as Special Counsel on behalf of the Village of Huntley;

MR. CHARLES NORDMAN,
Director of Development Services;

MR. DAVID JOHNSON,
Village Manager;

MS. MARGO GRIFFIN,
Development Manager.

ALSO PRESENT:

HORIZON GROUP PROPERTIES, by
MR. PHILLIP E. WATERS,
Senior VP - Land Development
appeared on behalf of the Petitioner;

V3 COMPANIES, WOODRIDGE, by
MR. DWAYNE GILLIAN,
appeared on behalf of the Petitioner.

PUBLIC WHO SPOKE:

NANCY CIHLAR
CONRAD BARTA
RON SIMONS
KEN PIETRANEK
BOB WILLIAMS
PATRICK MARIDY

CHAIRMAN KIBORT: I think everybody's together. If everyone wouldn't mind, please rise for the Pledge of Allegiance.

(WHEREUPON, the Pledge was recited.)

CHAIRMAN KIBORT: Roll call. If I could get an actual staff roll call on people present tonight.

MR. NORDMAN: Certainly. Commissioner Darci Chandler?

COMMISSIONER D. CHANDLER: Here. 06:32:44

MR. NORDMAN: Commissioner Hahn?

COMMISSIONER HAHN: Here.

MR. NORDMAN: Vice-Chair Ellison?

VICE-CHAIR ELLISON: Here.

MR. NORDMAN: Commissioner Nichols?

COMMISSIONER NICHOLS: Here.

MR. NORDMAN: Commissioner DeBaltz and Commissioner Chandler are absent.

Chairman Kibort?

CHAIRMAN KIBORT: Here. 06:32:53

MR. NORDMAN: Quorum present.

CHAIRMAN KIBORT: All right. Then we'll move on to public comments. That would be like general public comments. Anything regarding this

petition, please make sure that if you want to speak, that you sign up in the back of the room and then we will begin in a little bit, swear you in and then you'll have a chance to speak.

But right now under this Item 4, general public comments. Does anyone have anything to say? Now would be an opportunity to bring it up.

(No audible response.)

CHAIRMAN KIBORT: Okay, none noted. Then moving on to Item 5, public hearing. And Paragraph A. It's Petition No. 19-11.2. I don't think I want to read all this, but it's Huntley Development Limited Partnership as Petitioner and Owner, relating to parcels of vacant property generally located at the northwest corner of Jim Dhamer Drive and Route 47. And I'm just going to say that everything else is listed on the report. 06:33:23

MR. NORDMAN: And I'll go through that obviously in more detail. 06:33:52

CHAIRMAN KIBORT: Right.

MR. NORDMAN: All right. Thank you, Chairman. As you know, this is an application by

Huntley Development Limited Partnership. They're the Petitioner and the owner of the parcels you see outlined in yellow. I'll start at the north side there. The north property is 8.3 acres at the northeast corner of Oak Creek Parkway and Route 47. The property just to the south is approximately 38 acres near the northeast corner of Route 47 and Freeman Road. And then moving west at the northwest corner of Jim Dhamer Drive and Route 47 is 61.6 acres, the property there. 06:34:32
So those are the items that are before you this evening. Again, rezoning and proposed map amendment to the village's Gateway Plan which is part of the Comprehensive Plan.

So to provide you a little background on the request, the Petitioner -- again, Huntley Development Limited Partnership -- is requesting to rezone several properties surrounding the intersection of 47 and Jim Dhamer and Freeman Road. In doing so, the 06:34:58
requested rezoning is to necessitate the amendment to the I-90/Illinois Route 47 Gateway Plan that was approved by the village board on December 21st, 2017. That is because the

proposed land uses that they're requesting to rezone them to differs from the land uses identified in the Gateway Plan. And as I noted, the Gateway Plan is included as part of our Comprehensive Plan.

The Petitioner's not presenting plans to develop the property at this time, nor is there a potential developer or users for the properties. It's just strictly a rezoning at this time. Any future plan to develop the property will require a developer or user to submit a development application requesting at a minimum to subdivide the property at site plan review, especially a permit may also be required depending on the proposed use of the property. 06:35:32

So as the Petitioner states in their development application, they expect that the rezoning of the property at this time will make the property more marketable for development. And I will note, previously the Petitioner was considering the relocation of Eakin Creek which is at the northwest corner of Route 47 and Jim Dhamer Drive. That is no longer part of their request or proposal at this time. 06:35:52

So as the Chairman stated, it was a lengthy requested action. The first requested action this evening is amendment to the I-90/ Illinois Route 47 Gateway Plan which is part of the Comprehensive Plan to accommodate light industrial and commercial as required, and I'll get into more detail on that in just a moment. Second request is a map amendment to rezone property. And again, that's property at the corner of Oak Creek Parkway and 47, as well as 06:36:28
near the northeast corner of Freeman Road and Route 47 and, of course, the northwest corner of Jim Dhamer and Route 47. And I will get into more detail on that in just a moment as well.

Starting with the amendment to the I-90/Route 47 Gateway Plan. Again, this is a plan that was approved by the Village Board on December 1st, 2017. The planned use and development framework document identifies desired land uses for the Gateway area and provides a 06:36:57
framework for guiding future planning decisions. So it's a long-range planning document. The land use and development framework seeks to promote balanced growth in an economically stable manner

while preserving and enhancing the area's natural features.

VICE-CHAIR ELLISON: Charlie?

MR. NORDMAN: Yes.

VICE-CHAIR ELLISON: If you go back to that, it's actually December 21st. You said December 1st.

MR. NORDMAN: Oh, I'm sorry. December 21st. Thank you. This is the land use and development plan which is within the document. The entire 06:37:25
document was included within your packet. There is also a separate page provided within your packet tonight with just this plan. So you can pull that out if you'd like. For this discussion, I will start at the northwest corner of 47 and Jim Dhamer and work my way counterclockwise around the proposal.

So again, at the northwest corner of 47 and Jim Dhamer Drive is 61.59 acres. Again, this existing land use on the Gateway Plan 06:37:52
is identified as medical care and office for approximately 50 acres, and open space and wetland conservation for approximately 11 acres. That is the area you see here. The blue is the

medical care and office. The green you see is the open space and wetland conservation. That's the existing land use proposed in the Gateway Plan.

Moving east is the 38 acres at the corner of -- the northeast corner of Freeman Road and Route 47. You see here, this is a combination of two commercial designations. The first being mixed commercial which is approximately 18 acres on the southern end and 06:38:37
corridor commercial which is approximately 20 acres on the northern edge of that rectangle.

And then moving north, at the corner of Oak Creek Parkway and Route 47, again, this is identified as wetland and open space. That is currently the stormwater management facility for the Village Green Shopping Center, as well as surrounding development. Again, no development's proposed as part of this project. And should they seek to develop that in some time 06:39:10
in the future, they would have to somehow move that detention and provide it elsewhere. So that is yet to come.

So again, as far as the change in

proposed land uses, moving back to the northwest corner, they are proposing to change that to a light industrial and mixed commercial, as well as keeping some of the open space and wetland conservation. The two commercial designations at the northeast corner would change to a light industrial to accommodate the requested rezoning. And then finally, corridor commercial for the northeast corner of Oak Creek Parkway and Route 47. So those are the proposed changes to the land use and development plan within the Gateway Plan. 06:39:47

Current zoning of these properties, again, at the northwest corner of 47 and Jim Dhamer, currently the property is zoned "O" Corporate Office. And a portion of that is also zoned Park and Open Space which would be the green area you see here. The blue would be Office and Corporate Office zoning. Moving to the east, that rectangle is currently zoned "C-2" Regional Retail. It's 38 acres, approximately. 06:40:14 And then a detention pond at the corner of Oak Creek Parkway and Route 47 is currently zoned "BP" Business Park.

So again, this is a closer look at

the existing zoning districts (indicating) and then the proposed zoning districts (indicating). So at the northwest corner of Jim Dhamer and Route 47, they are proposing to rezone the Corporate Office to "BP". And that makes up approximately 46 acres of Business Park zoning, and that's the blue. They are proposing then approximately 9.4 acres of "C-2" which is Regional Retail Commercial. And then they are proposing a net reduction in the Park and Open 06:41:00
Space by approximately 5.5 acres. So you can see they're encroaching into the Park and Open Space zoning in this area here with "BP" (indicating), within this area here with "C-2" (indicating), and then this area currently is zoned Corporate Office and they're proposing to zone that Park and Open Space.

Moving to the northeast corner. Again, they are proposing to rezone 38 acres of Business Park. You see that in blue which is 06:41:28
currently zoned Regional Retail. And then they will maintain approximately 22 acres of "C-2", the Regional Retail along the Route 47 frontage, as well as the Freeman Road frontage. And their

property's identified in red. They do not own the restaurant there on Freeman Road.

And then moving north to the corner of Oak Creek Parkway and Route 47, they're proposing to rezone that property from Business Park to "C-2". Again, this would -- they would need to address the relocation of the stormwater management facility should they intend to develop that property at some point in the future. So again, a rezoning, but additional work to be needed should they develop that. 06:42:04

So it's anticipated that a number of development considerations would be discussed as part of the future development of these properties. And that includes possible signalization of an intersection north of Jim Dhamer and Freeman Road along Route 47. That would be subject to IDOT approval. There also would need to be discussion regarding an extension of a gravity sanitary sewer line near the northwest corner of Route 47 and Jim Dhamer Drive. That would eliminate reliance on a temporary lift station. There's also been discussion of repurposing the existing monument 06:42:29

sign on I-90, as well as resurfacing Freeman Road and Jim Dhamer Drive and bury all utility lines which exist on the east side of Route 47. And then the extension of a multi-use path which currently stops at Oak Creek Parkway and extend that south of Freeman Road. These are all items that would be addressed by a development agreement in which the property owner has agreed to enter into. The terms of the development agreement would be considered by the Village 06:43:07
Board. And that's obviously not up for discussion tonight. That's something that would come at a later date.

So the Village Board did conceptually review this proposed rezoning at their meeting on July 11th of this year. Again, their proposal at that time was fairly similar. The only difference was they did not extend the "C-2" zoning along Freeman Road. They had "BP" zoning went all the way south of Freeman Road. 06:43:35
The Village Board recommended that be revised. And subsequently, the Petitioner did revise that. So they did provide the "C-2" frontage on Freeman Road.

There was also concern by the Village Board regarding a reduced Park and Open Space buffer between Sun City and Neighborhood 32B, and the proposed "C-2" Regional Retail and Business Park Districts that are proposed at the northwest corner of 47 and Jim Dhamer Drive. The width of that open space -- or Park and Open Space buffer is reduced by the rezoning and the Petitioner obviously has some exhibits I'll show you demonstrating that. 06:44:12

Then finally, the Village Board wanted to know that there is a developer and users ready before proceeding with the rezoning of the property. So that was their conceptual review and suggestions to the developer at that time. Meeting minutes from the July 11th Village Board agenda are included within your packet. So you can review those in their entirety.

So that leads me to the requested actions this evening. The Petitioners are 06:44:37 requesting a motion of the Plan Commission to recommend approval of Petition 19-11.2. And again, these are for the three parcels which I identified in the presentation. And they are

requesting, again, to amend the I-90/Route 47 Gateway Plan of the Comprehensive Plan to accommodate light industrial and commercial as required. And the zoning map amendment to rezone the parcels as I discussed this evening, and we'll go through this entirely. But that's the requested action, so --

This is a public hearing tonight. So there was public notice provided. And the property owners within 250 feet were sent a 06:45:09 certified letter. A sign was posted on the property. And then a legal notification was published in the Northwest Herald. So with that, Chairman, I will return it back over to you for public hearing.

CHAIRMAN KIBORT: Okay. Thank you, Charlie. When we have a petition requiring a public hearing before the Planning Commission, I'll request a motion and a second from a member of the Plan Commission to open the public hearing. 06:45:28

VICE-CHAIR ELLISON: I so move.

COMMISSIONER NICHOLS: Second.

CHAIRMAN KIBORT: Motion by Dawn, second by Lori. All right, voice vote will be sufficient.

All those in favor of opening a public hearing say aye.

(All ayes heard.)

CHAIRMAN KIBORT: Any opposed?

(No audible response.)

CHAIRMAN KIBORT: None noted. At this time, then, I will swear in anyone wishing to be heard on this petition. All those wishing to be heard, please stand to be sworn in. This includes the Petitioner and any members of the public that wish to speak. You won't be able to speak unless you get sworn in, okay? 06:45:53

As this is an official hearing before the Huntley Plan Commission, you will be sworn in under oath and this proceeding will serve as official testimony. Do you understand?

(Yeses heard.)

(WHEREUPON, Mr. Nordman, Mr. Waters, Mr. Gillian, and five audience members were sworn.)

CHAIRMAN KIBORT: Does the Petitioner have anything to add or present? 06:46:17

MR. WATERS: Yes, if I may.

CHAIRMAN KIBORT: Okay. Please step forward to the podium, state your name and address for

the record. And just so everyone knows, what we'll do is we'll let them go through anything they have to add. Then we'll go on to public comments. And then I'm going to ask that they take decent notes of anything that the public does speak on so that after public comments, they can address them point by point. Because we want to limit the time going back and forth all night. So with that, thank you.

MR. WATERS: Thank you. First of all, folks, my name is Phillip Waters. I'm with Horizon Group Properties. My home address is 1391 Burnside Court which is in Long Grove. Thank you very much for giving me the opportunity to speak, especially with this Thanksgiving week. 06:46:49

As the Exhibit shows you on the board, that was the original -- part of the original plat of land that was acquired in the late '80s, annexed into Huntley in '93. And the way it was designed is the east side of 47, the plan back then was for there to be commercial throughout the entire east side from the detention pond up to the north to the interstate. On the west side, the plan was for all that to be 06:47:15

office, essentially, and then the Del Webb development which is -- we sold the land to Del Webb back in '98.

The reason we're here today is on the east side, we'd like to ask for your consideration to rezone that to "BP" with the perimeter property, as you can see along 47 and along Freeman, will remain commercial as asked by the Trustees. The reason we are going away from retail is the retail market's not -- nothing's where it was since '93. And the retail market's changed dramatically over the past five to ten years, particularly with the Amazon effect. 06:47:54

On the west side of 47, the office market is -- the world is different in terms of office usage now than it was in '93. I think there's somewhere around 640,000 square feet of empty space between us and O'Hare. There will never be office out here in any of our lifetimes. What we're asking is that you permit us to rezone a portion of that land to "BP". And then we're also requesting you to allow us to rezone a portion of that land as commercial up against 47. 06:48:28

The idea of maintaining commercial

is twofold. One, it brings jobs. It brings sales tax. It brings property tax dollars. By keeping the perimeter on both sides of 47, it buffers whatever is behind it.

Could you go to Exhibit C, please? So this is the land a different way. The stuff in red is land that was sold to a company by the name of Reiche Construction back in two oh three. I sold them 235 acres of land. You can see it outlined in the Exhibit. As part of the 06:49:14
agreement, the land was zoned -- most of the land was zoned office and Reiche wanted it to get rezoned "BP". He didn't have any transactions or development plans or any deals in play. And he was able to get it rezoned and that's simply -- that's what we're asking.

I don't have a developer. We're not asking for anything other than a simple rezoning. The way it would -- it could be structured is if you allow a simple rezoning, it 06:49:42
allows me to take it to market and I can come in with different developers and they still come before you and you still have complete authority, control of what you want it to look like. City

council obviously will vote on it as well. But all I'm asking for is that you allow me to do what you allowed Reiche to do. He rezoned a little over 200 acres. I'm asking you to allow me to rezone what amounts to be, I think it's just under 100 acres.

Could you go to Exhibit A, please? As part of -- our hope is you'll consider our rezoning. Charlie touched on these points, but basically what we're -- what I want to summarize 06:50:21 is what we think the rezoning will bring to the area. Job creation, increased property tax, increased sale tax, basically a more diversified economic base for the community.

Taxes are killing everyone. The recent changes aren't helping. This will allow us -- this will allow the community to bring in a broader diverse base to keep the taxes under control or prevent the spikes that seem to occur frequently. Currently, we have a right -- they 06:50:53 call it a warrant -- to put a signalized intersection.

Dave, how do I show where it could go? Sorry. Charlie. If you could go to

Exhibit B for a split moment, I'll just show you where it could be and then what we're proposing to do. Then we'll come back to this one. On the east side, you could see this circle which is the water tower -- yes, thank you, Charlie. Right. That's where we're proposing it to go is right where Charlie is. Currently, it's north of there around six or 700 feet. And what happens is it like, abuts into somebody's backyard. When it was approved back in '97 or so, Del Webb wasn't here. It didn't exist. So what we're trying to do, for the benefit of the community, is move it further south to get it away from the residential. And then it would make it more conducive to whatever's on the east side and the residential we have on the west side. 06:51:39

One of the other things that we're proposing and working with staff on is creating a business district for the retail pieces. And what that is it allows the city to assess an additional one percent sales tax. Basically, it brings more sales tax to the community on these parcels. Not on everything in the city, but on these parcels. One of the comments, 06:52:09

conversations we're having with staff is there's a lift station at the corner of Jim Dhamer Drive and Route 47, northwest corner. It's about 20 years old. It's failing. It's a lot of maintenance for the city. And what we're proposing is that if we're able to get these parcels rezoned, that we will pay to have a sewer line run from that corner up and to the west side of that last cul-de-sac which is where the sewer cap is. The cost to us is anywhere from five to $600,000. But again, we want to make these opportunities for the betterment of the community if the community will consider our rezoning. 06:52:59

Secondly, we own a huge monument sign on I-90. It has the columns. It says developed by the Prime Group. It's a sore subject for us. I know it's a sore subject for the city. And part of our discussion with the Mayor and staff is that we would -- what I'll call -- repurpose it. Come up with a collective plan on how to best promote the community of Huntley and take off that other stuff. 06:53:27

Additionally, we are talking about putting a community sign at 47 and Freeman. I

think it would be on the southeast corner and it's actually coming north on 47. It's basically welcoming people into the community. And then secondly, two other points is we understand there's going to be increased traffic and stuff if this site plan is approved and, essentially, when development occurs. And we're offering to contribute to the road fund to help the east side of 47 on Freeman and the west side on Jim Dhamer Drive west of 47. 06:54:08

One of the bigger cost items is there's a boatload of power lines on 47 going north. And then where the substation access road is, it heads east to where the substation is. There's 14 or 15 poles, as part of the resubmittal, we're going to remove as the development occurs. There's also poles around the substation and then there's poles along the back that are behind those huge tension lines. And in discussions with the city, they're 06:54:40 amenable to allow those to stay because there's nothing back there.

And then the last item is currently as Charlie touched on, the bike path ends at Oak

Creek which is up on the north side right at the entrance to Del Webb. Part of our proposal as part of this rezoning is that we'll extend the bike path to come down 47 and then to end at Freeman Road. And I don't know what your plan was after that, but we'll pay for that to make it happen in a similar format that you have it happening on the north side. That's all I have to say to you. Any questions?

CHAIRMAN KIBORT: Well, we'll end up going through questions from us after public comments. So is there anything else that you guys wanted to put forth before public comments? 06:55:24

MR. WATERS: We're good. Thank you very much. Thank you for your time, folks.

CHAIRMAN KIBORT: Let's see. We'll see who signed up and -- okay. Looks like -- first of all, I'll go by my script first. We'll now call members of the public to speak on the petition. When called up, please step forward and state your name and address for the record and confirm you were sworn in. 06:55:51

First one we have is Nancy Cihlar? If you wouldn't mind, step forward and then name

and address for the record and for our reporter.

MS. CIHLAR: I'm Nancy Cihlar. I'm at 13541 Windy Prairie Drive in Huntley, living in 32B. And my comments are when we purchased our property, this was zoned park land which was what we were told by -- as we purchased. And changing anything from that park land zoning directly affects our property. Our understanding is they want to cut into that park and recreation land, cutting the space between the end of our property 06:56:42
and where they want to rezone by -- to 150 feet, which will bring all that retail development directly into our backyards. So taking the zoning for that area and making it retail is again going to bring more traffic. It will diminish the value of our property and, basically, make it hard to sell, harder for us to sell. And as we age and need to get that property -- potentially sell that property, we need to get the most value that we can. Many of 06:57:21
us have already suffered in the downturn a significant loss in the value of our homes. And this is going to bring additional loss and additional difficulty in trying to sell for those

who are aging and need to sell their property.

So we want for the city to protect us and protect our rights and hold the developers to what they knew the property was zoned when it was purchased. That's all. Thank you.

CHAIRMAN KIBORT: Thank you. Okay, then the next person looks like I got Conrad and Susan Barta? Same thing. If you wouldn't mind stating your name and address for the record.

MR. BARTA: Yes. I'm Conrad Barta, not Susan. 13521 Windy Prairie Drive, and neighbors with Nancy Cihlar. And again, when we purchased our home, it was described to us as park behind our home. It's a wonderful wetland and it's, you know, one of the major reasons we moved there. And as she said, things aren't, you know -- originally, two years ago when they were going to rezone and reroute the creek, that was to be a major disruption. And obviously, you know, feasibility is, you know, passed on that. They can no longer proceed along those until they want to, you know, put millions of dollars into it. So I can understand where they're coming now to address moving this back. 06:58:11 06:58:51

But, you know, it still impacts us and our neighbors. All the neighbors from where I live to the east are going to be impacted more or less, depending on the location. And, you know, we expect, you know, the village, you know, the boards to, you know, support the neighbors. And as Nancy said, we've suffered through some declines already and -- in terms of home value, and this would just accentuate that decline. And we'd appreciate your considerations and 06:59:41 understanding of how this is impacting all the retired people that live in that area. Thank you for your time.

CHAIRMAN KIBORT: Thank you. And then next one looks like -- is that Ron Simons?

MR. SIMONS: Yes. Ron Simons, 13606 Windy Prairie Drive. Nancy and Conrad basically said what I was going to say, too. We purchased the land knowing it was zoned as park district and, of course, that was one of the reasons we bought 07:00:19 when we bought. And we would really -- concerned about Parcels 4 and 7.

The people along the berm now, their backyards are all -- they get flooded in.

They can't go back there any times there's rain. When we start developing around 4 and 7, we know that you're creating -- you're putting in parking lots. You're putting in office space or stores which will really cut down, of course, on the absorption rate and we'll probably get a lot more water in those backyards. We got a nice berm separating the Parcels 4 and 7 right now. But that berm doesn't stop anything. I mean, the water goes under berms. And so it's really going 07:01:12
to be difficult for us, as Nancy and Conrad said, for us to sell our homes after -- if 4 and 7 are developed.

Of course, we're concerned about when if there's offices and retail put in at 4 and 7. We're going to have parking lot. We're going to have parking lot lights. We can see the parking lot lights really well from Tom Peck Ford already. You know, when you look at these maps, it looks like there's a big space. There's not a 07:01:51
big space. It's right there next to Del Webb. You can see the creek. And we're right next to that creek. So delivery trucks to the office space and retail will certainly cause problems

for us.

And last, but not least, of course we have a lot of nice wildlife back there, too. And that will all be gone, too.

CHAIRMAN KIBORT: Let me just clarify. You said you experience flooding now past the berm?

MR. SIMONS: Yes, in the backyards along -- from the berm on into Del Webb. They put in dump stations or something to move some of the water. But it really hasn't helped. Some of these other neighbors may speak to that. 07:02:36

COMMISSIONER D. CHANDLER: This has been mentioned before.

CHAIRMAN KIBORT: I was going to say, I thought that was a long-term issue that --

COMMISSIONER D. CHANDLER: Yeah. The flooding -- it's not working out. This has been a complaint for us for a while.

CHAIRMAN KIBORT: Right. That's where Eakin Creek is right there, right? 07:02:57

MR. SIMONS: Right. Thank you.

CHAIRMAN KIBORT: Well, thank you. All right. I didn't see anyone else highlighted that wanted to speak. Is there anyone else? Okay.

And if you would -- first of all, were you sworn in?

AUDIENCE MEMBER: Yes.

CHAIRMAN KIBORT: Then name and address for the record, please.

MR. PIETRANEK: My name is Ken Pietranek and I live at 13611 Windy Prairie. And just about everything the previous speakers said we're concerned about. And they brought up the flooding issue. Where we're located right now, we were getting a lot of water in our backyard probably mainly because of the drains back there were -- I don't know if clogged, but we spent almost $2,000 to get all that corrected with our neighbor. And the two of us were the ones -- the neighbor to the west of us -- we're getting all that water, too, and we were really concerned about that. It was almost up to our -- a level where it would go into our basements. So we got that corrected. 07:03:38 07:04:18

VICE-CHAIR ELLISON: Did you put in a field drain pipe?

MR. PIETRANEK: They installed a drain from the backyard all the way out to the front.

VICE-CHAIR ELLISON: They went from the backyard of your house to the front of your house?

MR. PIETRANEK: And then they cleaned out the drain and -- the original drain that was in there had roots in it. And we had a tree taken down in the backyard because of those roots. When we found out that was the problem, we had that taken out.

VICE-CHAIR ELLISON: Has that helped? 07:04:53

MR. PIETRANEK: Yes, very much. We don't get any water back there at all now. So it was really great. Also, we have the berm there and we're probably one of the few houses where we're at that originally had trees and they were taken out for some reason. So it's wide open there where we can see everything that -- and all those lights from the parking lot of that Ford dealer and everything. They shine. But we did have two evergreens planted. But right now, they're very 07:05:25 small yet. And if they ever grow up, they're going to help somewhat. But other than that, it's open. And we're just concerned because that's where our bedroom is. And all those

lights from everything, whatever they put in there, we know there's going to be a lot of lights and they're all going to be affecting us. So that's our main concern right now. So that's all I have to say. Thank you.

CHAIRMAN KIBORT: Thank you. Okay, the next person? And just confirm you were sworn in.

MR. WILLIAMS: Yes. I'm Bob Williams, 12438 Foxtail Lane. Everybody's talked about the distance. I won't go into that. But I'm 07:06:09
concerned about the "C-2" on Parcel 3 and 4. That's three on the west side. If you're familiar with the reading from "C-2", let me just read a little bit of the preamble to that.

"C-2" Regional Retail District is for larger retail developments typically in the retail district. It's intended for use which, because of their size and nature and operation, generate higher volumes of vehicular traffic and truck traffic. This category is not normally 07:06:44
associated with day-to-day shopping needs of the local residents.

Well, those two parcels are landlocked. You can't get to them with a vehicle

at this point the way the zoning is because they sliced off one part of there to make it a park and open land down to the Huntley station, I think. So they have to put in a road where they say they're going to. Well, we know where that road's going to go. We don't know who's going to be in there or what kind of parking lot that's going to be, how big. We don't need extra vehicular truck traffic and large trucks and cars coming in and out maybe more than just normal 07:07:22
working hours. So I'd like to see that "C-2" removed from that.

I don't know about the other designations, but it's more traffic than I think we're -- we want to see. It's a small property anyway. So I'm not sure how big a regional development they can do on it. If it's possible, I'd like to get those two sections removed from this consideration. And when they get a developer, we can go back and talk about how it 07:07:48
is. If we do remove those, then that solves the 150 feet from the houses. So that's all I got. Thank you very much.

CHAIRMAN KIBORT: Thank you. Well, is there

anybody else that wants to speak on public comments?

(No audible response.)

CHAIRMAN KIBORT: Okay. Then questions of the Petitioner or Development Services Department staff from members of the Plan Commission. I'm going to start with Darci.

COMMISSIONER D. CHANDLER: One of my concerns and everything is the same as what the residents brought up. I don't like the fact that 07:08:30 we're taking out so much of the park area. If I lived there and stuff, I would have a serious concern about doing that.

Another issue is you've told us that you're doing this not because you have developers, but because of marketing. Um, I assume that -- you've been through our process before. You know how quickly we can rezone something if you've got a developer. I don't see a point in rezoning things if you don't have 07:09:15 somebody who's going to come in and do the development and stuff. So, I mean, my question is, is that -- do you have somebody on the horizon?

I think I saw, from the notes, that you don't have anybody right now. But is there somebody that you've been speaking with even just a little bit?

MR. WATERS: There's a number of people that are interested, but everybody has said come and see me after you get it rezoned. I've been marketing this land -- may I continue? For 20 years. Nobody wants to go anywhere if it isn't zoned for their application because there's dozens of other sites that it is zoned and it's no resistance. They get in. They get developed. They build their building and they go on. 20 years I've been empty. 07:09:59

Reiche, you allowed him to rezone without any development. And I showed you in the aerial, he's got five or six, seven buildings now. It's a long-term plague, but that's the market. I can't control it.

CHAIRMAN KIBORT: Clarification. Is that correct, that we rezoned for Reiche? 07:10:24

MR. JOHNSON: We rezoned from "O" to "BP", right. So hearing some of the concerns of the residents, it's the rezoning.

CHAIRMAN KIBORT: Right, right, right. So that's an even swap from the "O" to "BP".

MR. WATERS: That's what I'm asking for.

CHAIRMAN KIBORT: Well, but you're asking to change also to cut down "C-2". You're asking to cut down parks. You're asking not just a simple swap of the zoning change. You're asking for a rezoning of the entire development.

MR. WATERS: Correct, a portion of it. As it relates to the park might change. I have over 800 acres of park space. So it ends up being less than one-half or about one-half of one percent of my total. 07:11:01

VICE-CHAIR ELLISON: But that would be something we would ask you. So if it's only one percent of the total, then why do it?

MR. WATERS: The city council asked me to push back the building on the west side of 47 and we did that as they requested.

VICE-CHAIR ELLISON: Okay, but that still doesn't answer my question. If you're throwing at us that it's only one percent, I can throw it right back at you, then. If it's only one percent, it's one percent. 07:11:26

MR. WATERS: They were comfortable with the change. Again, they just asked me to push back the building on the "C-2" on the west side. I'm not arguing. I'm just conveying.

VICE-CHAIR ELLISON: Okay. Go head, Darci. I'm sorry, I --

MR. GILLIAN: Do we want to answer questions now or take them all up at once?

CHAIRMAN KIBORT: If you wanted to like, actually, that's a good point. We should probably let them just address the public comments in case they wanted to leave. So as far as -- and then we'll just take a pause on Plan Commission comments. 07:11:56

Why don't you guys catch up. Is there anything you want to address on the public comments? I imagine you took notes.

MR. GILLIAN: Just for the record, I'm Dwayne Gillian with V3 Companies.

MR. WATERS: The first comment by Nancy regarding the park land is I touched on earlier. A lot of what we're doing is moving around park land. And in terms of the overall change, it ends up being about one-half of one percent. The 07:12:22

city council had asked us -- because I commented on it -- to move some of the commercial back to get it further away from the residential. And in that -- well, somebody touched on the C-7. And that particular example, it's a football field apart from the property line of what would be the new "BP" and the property line of the residential. And what we've agreed to do with the city is berm it and screen it so that there isn't any ugly looking things to look at. And 07:13:02
then additionally, don't you have a stream running through there as well?

MR. GILLIAN: Yeah. Just regarding the change in the park use, I understand that's a sensitive issue to people that have lived there a long time and always felt that that was park. It's really open space land, but open land. Like Phil said, it's five acres of 800. The reason that we're asking for the five acres is to square up the property for potential land uses. You can 07:13:31
tell by the north boundary in Parcel 6 there how it jogs in and out? It makes it very difficult to bring in an end user and plan the property properly. So by squaring it up, we can do more

with that property and make it more developable.

CHAIRMAN KIBORT: I see that, but --

VICE-CHAIR ELLISON: The point is No. 7 though, how much land is that? I can't quite read --

MR. GILLIAN: It's seven.

VICE-CHAIR ELLISON: Oh, it's seven acres.

MR. GILLIAN: The net change is five acres, though. And that loss of park is five acres.

CHAIRMAN KIBORT: The other thing, too, is you're also cutting back the setback between there and the homes. 07:14:11

MR. GILLIAN: And the setback from the homes -- it was originally about 150 feet. One of the Village Board comments was they would like that to be more. I think we're at 220 -- it's on that thing. I can't read it. I think it's 227 feet right now. That's from the house, the back of the house to the edge of the parcel. So a building would be set back further from that. 07:14:34 So, you know, it's more than 227 feet.

And, obviously, like we said, anybody who wants to develop here would have to come in for site plan approval. So that was the

zoning question.

Traffic is kind of related. Traffic is a concern off of the retail area. With the creek being in place as it is, we didn't go forward with relocating the creek. But that parcel along Route 47 is the only access to and from Route 47. So ultimately, we'd like to get a turn-in and a turn-out of that development. We have to negotiate with IDOT for that.

But in all likelihood, we have it set up so that the entrance would come in across from what we call the water tower access road. North of that entrance would be a building. Potentially a retail building that would buffer the traffic that's coming in. So the building itself would help screen traffic, traffic noise from vehicles entering off of Route 47. 07:15:16

In addition, we have the 227-foot buffer. In addition to that, we're going to put a berm on the backside of the retail. And we've been working with staff on this for all of this year and we've been taking their comments into account. One of them is to provide a buffer, a physical buffer. So we're contemplating a berm. 07:15:48

Charlie, can you pull up that one cross-section? I forget which Exhibit number it is. So what this shows is the closest residential building is on the right. The existing berm that's out there has the three trees shown on top of it. There's a dropoff to the natural ground elevation. And beyond that, we would build another berm which would be even higher than the existing berm that's out there, landscape that. 07:16:34

CHAIRMAN KIBORT: Which side of the creek would that be on?

MR. GILLIAN: The creek is -- the creek's cutting diagonally across the property. So the creek's really not in this section.

VICE-CHAIR ELLISON: This would be on the east side of the creek.

CHAIRMAN KIBORT: So both berms would be on the east side of the creek?

MR. GILLIAN: Yeah. The creek is right 07:16:49 where my hand is going, more or less. So there's two berms. It's a swale that goes through that area if you can see the cross-section. That area is not floodplain. The creek is floodplain.

VICE-CHAIR ELLISON: Maybe it's not a floodplain technically, but that whole area there is -- well, we called it a slough when I was young. And by putting the pavement around there, it's just going to put more water toward them, those homes.

MR. GILLIAN: The pavement will be, as you can see on this conceptual plan here, there's a building, pavement, pavement, runoff. Water runoff from the pavement would go to a pond that's on the west side of the development and then it would discharge to the creek. It's going nowhere near the home. 07:17:37

VICE-CHAIR ELLISON: Where does it show on the west side?

MR. GILLIAN: It's off this page it's so far away. One of the other points was the existing flooding concerns. It's really ground water concerns. It's been an issue since Del Webb has built out there as I understand. I've heard this over the past few years. That's not related to Eakin Creek. Eakin Creek is -- 07:18:01

VICE-CHAIR ELLISON: I understand that, but every time we put more pavement in, it just adds

more water to them. I mean, you can talk all about the water going over here, but I can tell you by living here as many years as I have and every time you put something in, the water's got to go somewhere. And guess where it's going to go?

MR. GILLIAN: It's going to go into a detention pond that we're going to construct behind the retail areas. It's going to be held there and it's going to be restricted at a runoff rate -- the peak runoff rate is significantly less than what's existing. 07:18:32

MR. WATERS: It's similar like we did at the outlet mall. You know -- well, you know that there's never any issue there about flooding because of the way we engineered the runoff.

VICE-CHAIR ELLISON: But there's issues on flooding on the east side of the mall. Not on your west side of the mall because you got General RV, then the mall. On the east side, there's slough over there again, too. 07:18:53

MR. WATERS: I'm not familiar with that.

VICE-CHAIR ELLISON: And it never used to be as large as what it is now. But if you put

pavement in there, you're going to have water run towards them.

MR. GILLIAN: You are not. The water would run up hill through a pond, somehow over a pond and across the creek and --

VICE-CHAIR ELLISON: Do you plan on putting in all new drainage in this field? I mean, if this guy spent $2,000 to fix that coming behind the house to the front of the house, then you know that the drainage tile, the old farm tile in there is obviously probably -- there's probably issues on that farm tile. 07:19:26

MR. GILLIAN: So you can see on the Exhibit, on the top part there, we're not doing any work north of the berm. We're leaving that as it is. There's a drainage channel that goes through there. Water comes from the east side of 47 at that location. We're leaving that alone to flow as it currently does.

We don't -- you know what? It's -- we don't want to flood anybody. That's my whole job is to protect the environment and protect residents, so -- 07:19:49

MR. WATERS: One of the comments somebody

asked about, what type of development would be on the west side. We're anticipating it would be your neighborhood type uses. As a restaurant as an example. There's not going to be any big box applications or anything that size. It's more geared towards, for lack of a better term, identified as out parcels. Smaller one and a half acre, you know, a 4,000 foot Outback or one of those types of restaurant.

MR. GILLIAN: The type of use that would benefit of being on Route 47. 07:20:30

MR. WATERS: Neighborhood retail is what we term it.

MR. GILLIAN: Parking lot lighting was another concern. Parking lot lighting with the berms and the screening there would be -- there's a distance there. We can also do cutoff lights where no light glare goes beyond the back of the pavement. No direct light goes towards the homes. I can't argue. I know that there's a glow just by development being in the suburbs. There's always -- it's lighter than it is out in the country. But, you know, there will be no direct light coming off the development towards 07:20:58

the homes.

Wildlife is one of the permits. Basically, we have to apply to the -- it goes to IDNR and the IEPA for wildlife studies and endangered species resource listings.

MR. WATERS: And you're not permitted to do anything that adversely impacts them, which is -- this is what they do every day to protect the animals.

MR. GILLIAN: Right. I think that covers the community comments. 07:21:40

CHAIRMAN KIBORT: Before we go on, we did have another gentleman from the public. Were you sworn in, sir?

AUDIENCE MEMBER: I was raising my hand because I figured they are --

CHAIRMAN KIBORT: First of all, were you sworn in?

COMMISSIONER D. CHANDLER: He was.

AUDIENCE MEMBER: Mr. Chairman, I was only relating the fact that I think these two gentlemen are out of order because they had an opportunity to say their peace earlier. 07:22:05

CHAIRMAN KIBORT: No, no, no. I said,

though, in opening that I would let them speak again. They can address -- they're going to answer our questions. But I said that they had an opportunity to answer all your questions so you guys get an answer rather than as each person commented, I wanted to handle it after the end just for moving things along in the meeting purposes. So they're certainly in line with how I set it up as far as they're trying to address any of the concerns of the residents. 07:22:42

Now, whether that was fully addressed or not or satisfied everyone, that's a different story. But they're trying to address some of the concerns now. Was there anything additional that you had as far as a concern that they haven't addressed?

AUDIENCE MEMBER: My only statement was the fact that they said that they didn't want to become argumentative. But yet, this is all I have heard is arguments. And I think it's up to 07:23:12 your -- you're the Chairman of this group. I think you should follow protocol and make certain that they follow protocol likewise. Thank you.

CHAIRMAN KIBORT: Okay. Was there any other

public comments or -- before -- okay, yeah. Back to Nancy. Nancy, can you step back up?

MS. CIHLAR: So I wanted to address the comment that they were really affecting only five acres of park land. Those five acres are the ones most directly impacting the residents of the area. So they are decreasing that even though they have moved the space back a little bit by maybe 75 feet, that -- most -- I guess the most objectionable piece of their proposal are directly impacting the residents in 32B. 07:24:11

And, you know, there's a lot of ways they could have looked at developing the land keeping -- even restaurants, you know, a comment was made that a restaurant might go in there. We all like to have restaurants to go out to eat. But nobody wants a restaurant in their backyard that would -- they're going to be throwing garbage out. They're throwing things out like that. 07:24:37

But the main concern is their plan is directly impacting -- the most objectionable pieces of their plan are directly impacting the residents who are -- pay taxes and continue to

pay taxes to keep our community sound. And we deserve consideration.

CHAIRMAN KIBORT: Right. Okay, thank you. I understand. Okay. Let's go back, then, to the Plan Commission.

Darci, continue on if you had something.

COMMISSIONER D. CHANDLER: Charlie, can we go to the slide that had the -- also showed the Reiche property as well? Thank you. A comment was made that all you're asking for is the same thing that was done with Reiche years ago. 07:25:12

MR. NORDMAN: Darci, can you speak into the mic, please?

COMMISSIONER D. CHANDLER: A comment was made that you're just asking for the same consideration as was given to Reiche years ago as far as doing -- as far as a rezoning is concerned. Um, but what I'm seeing here, you're not wanting a line for line. You're not wanting just to rezone -- how do I -- you're wanting to change lines, which as the residents have said, directly affects them. And that's where I have the issue. 07:25:44

If you were just wanting to rezone a medical and office area to "BP" just as exactly it is, then I'd be okay with that. But that's not what you're doing. You're changing also some of the park area and it's going to be encroaching on the residents there. And I just don't think that's fair to them. So that's all I've got to say.

MR. WATERS: May I comment?

CHAIRMAN KIBORT: Yeah, sure, if you want to. 07:26:39

MR. WATERS: Thank you for your comments. What I meant with between me and Reiche is he didn't have a developer or a developer with a development when he came in for his rezoning. I don't either. That's what I mean by comparing them.

As it relates to the setback issues, we've worked with the staff and city council and we can continue to work with them to reach a medium that makes everybody comfortable. 07:27:01

COMMISSIONER D. CHANDLER: Okay.

MR. WATERS: Thank you for your time.

CHAIRMAN KIBORT: All right, let's move to

Ron.

COMMISSIONER HAHN: Everybody pretty much made the same comments I had. I'm not in favor of the changing of the park areas because it's, first of all, they're reducing it by approximately 50 percent from the original proposal. But I'm definitely against an opportunity for development to change next to the residents who already bought the property. Their property would just be opened up and they were -- 07:27:37
didn't have the opportunity to recognize that that zoning would be changing. Then I wouldn't be quite as concerned about it. But they bought under the pretense that was zoned for park. So I'm definitely opposed to that. I mean, I realize they've got some water problems, things like that.

I'm a little bit confused why we're even here because I think -- I would like to think our village is pretty open-minded. If 07:28:00
you've got someone who wants to come in and develop a particular spot, we would really look at the zoning as needed when needed rather than rezoning everything. Because as a development

comes in, you may wish to rezone it again down the line anyway. So why jump through all these hoops at this point? Leave it the way it is.

And I also definitely don't see a reason why -- to even change the zoning on Parcel 1. That's a ponded area that's for detention or retention of water. So I don't even see the real reason to even change that one whatsoever. The only best thing I like about the whole proposal is the fact that, I mean, you were considering not changing Eakin Creek, which I think would be nice for the environment and not dismantle what's there. 07:28:38

But I've got some big concerns about reducing that park area and infringing on the neighbors who have already purchased the property. So that's pretty much it.

CHAIRMAN KIBORT: I'd also like to ask your input, though, regarding cutting down the "C-2" on the east side of Route 47. 07:29:04

COMMISSIONER HAHN: Well, yeah. Because the way I calculate it here, the "C-2" is being reduced by approximately 50 percent also. And again, that's part of the reason I'm saying I

don't know if we should be jumping into an all-around change here when things might come forward and might go changing it back to that or whatever. Why don't we take a look at if you got someone who wants to come to town and the zoning doesn't match what they need, bring it to the staff and we -- maybe bring it back in front of the board then, and there may be opportunities to rezone as needed when needed.

MR. WATERS: May I comment? 07:29:41

CHAIRMAN KIBORT: Sure.

VICE-CHAIR ELLISON: You might as well just stay up there because I'm next.

MR. WATERS: I appreciate your comments. The issue is it's zoned incorrectly for anyone to have an interest. I've been marketing that land for 20 years. 20 years. And I haven't had an offer even come in. The ramps opened six years ago and everybody thought there was a flurry of activity that Huntley was going to see. This 07:30:12 hasn't changed.

I'm simply asking you to allow me to rezone to see if we can generate activity to bring into the community. And if we do, we're

going to come back before you and you'll have the option, decision that you either like what they have or you don't like what they have. But what we're trying to do is offer the opportunity to diversify the economic base for the community.

COMMISSIONER HAHN: Well, with that in mind, then, why don't you pick a particular area that you think would be your first marketed area? And then we might allow you to change that one in accordance. But I don't think we should change 07:30:47 the whole property if you've got someone looking at one particular section.

MR. WATERS: As I mentioned previously, I have different developers that are looking on both the east side and west side for "BP". Frankly, I don't have any commercial. I don't have strong commercial right now. I do frankly, though, another thing is I have a potential hotel deal because they heard that it might go to "BP" zoning. So he's looking to buy a piece of land 07:31:11 on the south side of Dhamer which is already zoned. He doesn't have to have it rezoned. But my guess is he's going to play it out and see what happens with the rezoning.

But I'm talking about if you allow us to do this, it could help bring in this other type of development. Ms. Ellison?

CHAIRMAN KIBORT: Dawn, let it rip.

VICE-CHAIR ELLISON: So my first inclination, too, was why are we going through all this? But my second thought is if you really, really want something tonight, I don't mind the No. 2 on the east side of 47.

CHAIRMAN KIBORT: Wait a minute. I'm confused. What are you saying? 07:31:51

VICE-CHAIR ELLISON: Parcel 2. I don't mind that change at all. Parcel 1 I have a problem with because it's a pond.

CHAIRMAN KIBORT: Why are you doing the pond? That's my first question.

VICE-CHAIR ELLISON: I mean, there you go. You're going to move this water --

MR. WATERS: We're not moving the water.

CHAIRMAN KIBORT: That's just so you could blow smoke and say I'm still preserving the "C-2" here. It's under 14 feet of water there. 07:32:10

MR. WATERS: No. So what the long-term vision was, that's considered mainly -- because

it's the entrance to Del Webb -- is that you can build retail over the pond and then the pond just becomes an underground pond.

CHAIRMAN KIBORT: What?

MR. WATERS: Because of value. That's the value long-term.

CHAIRMAN KIBORT: No. I mean, seriously.

MR. WATERS: I don't make the decision. I'm just conveying the message.

VICE-CHAIR ELLISON: Anyway, so I think No. 2 is a good change. 07:32:42

MR. WATERS: So that adds a lot with the pond underground.

CHAIRMAN KIBORT: Well, yeah. Underground storage, yes. But that's an awful large detention area for underground storage.

MR. WATERS: Apparently the engineers think it will work.

CHAIRMAN KIBORT: Okay. That would be a little bit different which certainly we'd be amenable to, I think, as far as -- 07:33:00

MR. WATERS: You have to have "C-2" to do that.

CHAIRMAN KIBORT: I understand. Like any

developer coming before us and they want to -- if they said, hey, I want to take this lot, rezone it and give you "C-2" with potential sales tax revenue, I'm listening, you know. So that's a different story.

To me, it just looks like you're looking to say, hey, look, I'm taking away X numbers of acres of parkway, but I'm switching it here. So overall, I'm not losing that much. And look it, I'm preserving "C-2" under 15 feet of water. Remove the driftwood and algae, you can get to it. 07:33:32

MR. WATERS: So if I'm understanding you correctly, if I remove that, then my net parks goes up, not down, because that's eight acres and then that total is five.

CHAIRMAN KIBORT: Well, I would have to say that I'm in engineering and as far as marketing that and -- I think that's a long shot as far as turning that into "C-2". 07:34:00

MR. WATERS: That's fine. I'm willing to give it back.

CHAIRMAN KIBORT: You know. But I looked at that and I'm like what's the point of this. So

to me, that's -- that's just changing the color on a map. That's unrealistic.

MR. WATERS: I understand. And that's why I said I'm willing to give that back and then net parks goes up, not down.

VICE-CHAIR ELLISON: So are we going from one and a half or half of one percent or --

MR. WATERS: You're over. You're positive now. Your net park total just went up by a couple acres. 07:34:29

VICE-CHAIR ELLISON: Well, I could see changing No. 2 in there. I don't have a problem with that. I also see where No. 6 would be fine and No. 3. Now, wait a minute. But not No. 4, not No. 7 and not No. 8.

CHAIRMAN KIBORT: Well, eight actually they're changing it to park, right?

MR. WATERS: That's correct.

CHAIRMAN KIBORT: To compensate for eliminating 4 and 7. 07:34:54

VICE-CHAIR ELLISON: Right, but, you know, that's just, you know.

CHAIRMAN KIBORT: Well, wait a minute. Then it will protect the trees. Provide a better

buffer for the trees over there and provide a better buffer for Del Webb residents.

VICE-CHAIR ELLISON: So No. 3 is okay. No. 6 is okay and No. 2. That's my recommendation. Other than that, I think we're jumping the gun by having to rezone it all. Again, I'm a big opponent of putting all these parking lots in. I mean, everyone's telling me that the water's not going here. But in other places the water's going. And I just don't see it. I just don't see it. I don't know if putting a light there at -- where the water tower is, that's just one more stoplight. 07:35:34

CHAIRMAN KIBORT: Well, there's one that's planned there further north.

VICE-CHAIR ELLISON: Right. But, you know, like I said, 2 and 6 I don't have a problem with. And No. 3. 2, 3 and 6.

CHAIRMAN KIBORT: Okay.

COMMISSIONER HAHN: I'll ditto that as far as -- if you're looking for a poll. 07:36:08

CHAIRMAN KIBORT: All right. Is that it, then?

VICE-CHAIR ELLISON: So far.

CHAIRMAN KIBORT: Okay. Other than me having a real problem with, like I say, the rezoning of Parcel 1, I do have a little bit of a problem with -- I understand what you guys are saying. I fully understand what the commercial situation is now. But I've also been in the development in other areas where, you know, once things fill up somewhere else, they seem to push west. I'm talking like in the Naperville area, something like that. And I know that that's -- 07:36:50
like I say, the current environment right now. That it still might be a ways off.

My only concern would be if we do rezone now -- I'm talking about specifically lot, Parcel 2 and -- mainly Parcel 2. Let's say the northern end over there. That we're immediately losing the possibility for big box retail on those lots. And I could see that more just because geographically looking at -- I guess is that the lower portion of Parcel 2? Or is that 07:37:21
Parcel 3 on the east side behind the restaurant, the existing restaurant.

MR. WATERS: It's Parcel 2. But just so you're aware of --

CHAIRMAN KIBORT: Parcel 2 by the water tower, too?

MR. WATERS: Yes. Just so you're aware, Jewel came out here and they were pioneers. I did a transaction in 2000. And they have control over that entire parcel and I will never have a big box on that side. I could have had a Meijer's because I had a Meijer's deal I was working on before I did the Jewel deal, and then Meijer's pulled back. So I will never have a big box on the east side. It's Jewel. 07:37:54

CHAIRMAN KIBORT: Never?

MR. WATERS: It's deed restricted. It's recorded. I can't do it.

CHAIRMAN KIBORT: Okay. Well, like I said, I don't have a real problem with the southern portion. I think I have more of a problem with up north. I certainly would not want to be losing any frontage "C-2" whatsoever. I do also have a real problem as far as with the concern of the residents in Del Webb. I understand a lot of them -- everyone that's been hurt by the, you know, the marketing in '08, but certainly them. Some of the people really paid up to be on the 07:38:19

natural space lots or the golf course lots. So those people are not going to live long enough to ever recoup their investments unfortunately. I certainly am sympathetic to their concerns.

Also along those lines, I understand that if something came in -- and that's kind of where my big problem is, where I'm heading is. I looked, as I always do, at the comments of our very comprehensive, hardworking Mayor and Village Board. And I did see that our 07:39:07
Mayor said he would approve the rezoning if say, that the village can process the development application quickly. So the rezoning of the property shouldn't make a difference to find a developer.

I understand what you're saying as far as marketing. But by the same token is we would accommodate as far as any quick rezoning. If you were just coming in here like Reiche and you said I wanted to go from, you know, office to 07:39:37
"BP", no problem. That's a straight-up swap. I understand that. Any time you'd have like, a potential developer like a hotel or something like that, certainly if you're looking for like a

stronghold here, I don't have a problem. I think most of us wouldn't have a problem, with most of these sites, looking at it.

If you look at some of the uses, a lot of them are similar anyway. Or at least special uses, some of the things may be the same. There might be some overlap between office and "BP". I do have a problem, though, as far as like I say, directly impacting some of the setback for -- and not just talking about that 07:40:16 they did have a certain amount of buffer of park space, but I think that added that that is a flood prone area that Dawn's known about her whole life. I have certainly seen it since coming into the village in '98. I mean, that is a bad area there. So that's kind of my thoughts on that.

MR. NORDMAN: Mr. Chairman, could I ask a point of clarification? With that Jewel deed restriction on Parcel 2 which is a "C-2" east of 07:40:47 47, that's for a competitor of Jewel, not all big box. Is that correct?

MR. WATERS: All big box.

MR. NORDMAN: All big box.

MR. WATERS: The only thing I could have done is a Meijer as I mentioned. I can't do a Walmart. I can't do a Target. I can't do Kohl's. I can't do anybody.

VICE-CHAIR ELLISON: Right. But you can do a Menards or --

MR. WATERS: Not anymore because Menards walked away. So I was negotiating with Jewel. I had a Menards deal. They were scheduled to close. And I told Jewel I'm doing a Menards whether they want us to come or not. And they allowed me a provision and allowed me to do a Menards because the agreement said I can't do anything. And then Menards pulled the plug. 07:41:14

MR. JOHNSON: So Phil, two years ago, we were working on a big box deal there. We couldn't do that deal?

MR. WATERS: No. No, the Farm & Fleet type? That's a good question.

MR. JOHNSON: Just for Charlie's point, right? 07:41:39

VICE-CHAIR ELLISON: See, we might want to have a little research on that because I'm not saying I don't believe you, but I'm saying I

don't believe you. I mean, I could see where Jewel wouldn't want to put a Meijer in or a Butera in or something like that because that is direct competition that's right in front of them. That I can understand. But some of these other big boxes, no, I can't.

MR. WATERS: I can share with you the agreement. It's recorded. It's public knowledge.

VICE-CHAIR ELLISON: Send the agreement to those guys. 07:42:09

CHAIRMAN KIBORT: I was going to say, this sounds like there needs to be further discussion done between the village staff and you guys on that issue.

MR. WATERS: Sure.

CHAIRMAN KIBORT: Now, Lori, I want to get your input.

COMMISSIONER NICHOLS: Regarding your comment that this is zoned incorrectly for your marketing, this village and this Board had spent 07:42:39 a lot of time on our Gateway Plan on what we wanted to come into this village and it is zoned with what we wanted to come into this village.

Now, with the exception of 1, 7 and

4, we can look at it. I don't agree with it being zoned -- rezoned right now. It sounds to me like you have somebody wanting to come in based on what we do tonight, but --

MR. WATERS: I'm sorry, based on what?

COMMISSIONER NICHOLS: Based on what we do tonight. I would rather us take a look at what's coming in before we decide to rezone it. And the zoning process is fairly quick. So they should be aware of that process, too. 07:43:32

Regarding everything else, I think everybody else -- I got the opinion of everybody else, what they said.

CHAIRMAN KIBORT: The other thing I might add on that would be I don't want to affect Del Webb. But I think if you came to us and you said look, we looked at the geometrics of Lot 6 there and you look at that bumpout there, that if you planned at least on that one to still provide the buffer kind of extending that line going to the 07:44:00 southeast from Lot 8 down there -- from the extreme northwest corner of Lot 8 down to the southeast, if you extended that across Lot 7 so that you'd still preserve basically making that,

you know, a better geometric pattern of that Lot 6, and still providing a buffer on that Del Webb side, I think that's an easier sell than, you know, what you're proposing on doing.

So I certainly would be open personally to reconfiguring Lot 7 so that you still maintain a minimum distance buffer down through that area. Because if you guys look at say, what I'm talking about, you know, it really opens up there as far as away from your 07:44:51 neighborhood. I'd want to maintain kind of the minimum buffer critical to where your houses are across that Lot 7. So just striking an arc. And of course, Lot 4, that's encroached on quite a bit. That's a big sell for me at this point. I mean, that's a little too far to go tonight.

But certainly Lot 7, I'd be amenable to -- if you just struck across and you drew the line down through the word "part" and then -- yeah. Just take it straight down. 07:45:26 Straight down towards Lot 5. You know, that at least provides a better geometric portion to the lot, you know. And who knows? Maybe that would also -- certainly that's something that, you

know, your V3 engineering can look at, too. Where's the worst flooding that's occurring? Is it right there now? Right there kind of in the middle of -- between 4 and 7? So I don't know if that helps that at all, but --

MR. GILLIAN: Right.

VICE-CHAIR ELLISON: You know, and I appreciate the fact that you want to put a berm in and the trees, you know. That's certainly something that we like, you know. But like I said, if you want a vote tonight on changing this, that's what we would go for is 2 and 6 and 3. 07:46:06

MR. WATERS: I'm sorry. Could you repeat that again, please?

VICE-CHAIR ELLISON: 2, 3 and 6. That's what I would vote on. And there again, too, you may want to just drop off four and then what is that? Five in there? And I know that's a park and -- 07:46:42

MR. WATERS: What if for four we moved further away and then squared it off?

VICE-CHAIR ELLISON: You mean move it down?

MR. WATERS: Yeah. Do you see where the

arch ends? What if we do a straight line across? That means it probably would be 400 feet or so to the property line, which is similar to what it is for the people up on the north cul-de-sac across the street from Taco Bell. It's about 400 feet apart to give you an idea on distance. And that way it squares off four.

VICE-CHAIR ELLISON: Do you have a plat of this without this stuff on it?

MR. NORDMAN: Yes. 07:47:19

VICE-CHAIR ELLISON: Can I see it for just a minute?

MR. NORDMAN: You're looking for the parcel numbers to be on there as well?

VICE-CHAIR ELLISON: Not necessarily. Actually, I was just kind of looking to see where the creek comes through and around.

CHAIRMAN KIBORT: It runs right to the intersection; is that correct?

MR. WATERS: What does? 07:48:19

CHAIRMAN KIBORT: Right down Lot 5. The creek. The current creek.

MR. WATERS: Yeah. Then it goes underneath.

VICE-CHAIR ELLISON: Now, in the middle of

No. 6, I know there's a big grove of trees out there.

CHAIRMAN KIBORT: Yeah, but that's in the middle. It'll be gone. Were you talking about keeping where the existing "C-2" zoning is on the area of Parcel 4?

MR. WATERS: Yeah. What I was suggesting -- may I just come up there?

VICE-CHAIR ELLISON: Yeah. Come show us.

MR. NORDMAN: Phil, I can give you the mouse. It's better if everyone can see this. 07:49:00

MR. WATERS: Okay. So what I'm referring to is having -- see where this corner is? You can see the arrow just going straight east. So it cuts off this top piece to get further away from the residential. You see where the arrow is? That would be the northwest corner. It squares it.

CHAIRMAN KIBORT: Right.

MR. WATERS: That's what I'm requesting. 07:49:51

AUDIENCE MEMBER: Where would your road come in and where would it go when it came in?

MR. WATERS: So the road right now -- the road is planned to be --

MR. GILLIAN: The road would go where that circle is. Right now -- the signage would go where the circle is. Right now the signage -- not signage. Signalization is approved for somewhere up here (indicating).

VICE-CHAIR ELLISON: So show us again where you want to move it.

MR. WATERS: The property line? See where the arrow is? That would be the northwest corner. Then it goes straight east. 07:50:36

VICE-CHAIR ELLISON: So the rest of that would all remain park on the north side.

MR. WATERS: Yes, ma'am. Does that alleviate some of your concern?

CHAIRMAN KIBORT: It's better.

MR. WATERS: I'm here to serve.

CHAIRMAN KIBORT: Now that we're back to a concept plan.

VICE-CHAIR ELLISON: And then what about what Tom said pulling down 7, making it straight across? 07:50:58

MR. WATERS: What are you saying?

CHAIRMAN KIBORT: Just connect that point to the east, to the corner right there.

MR. WATERS: Oh, to there?
MR. GILLIAN: So it's going to go on a diagonal now?
CHAIRMAN KIBORT: Yeah. Continue the southeast line. So you'd still have a wide buffer.
MR. GILLIAN: Can we go straight east?
CHAIRMAN KIBORT: Obviously trying to keep the maximum buffer from Del Webb.
MR. WATERS: We can do that. And you wanted us to take out eight? Eight is -- we're giving you park land. 07:51:45
VICE-CHAIR ELLISON: Yeah, that's half of your one percent, right? I have that written down.
MR. WATERS: You don't need to write it down. You have a good memory.
CHAIRMAN KIBORT: I think other than the trees in that area, I don't think there's anything but buffer. 07:52:14
MR. WATERS: Yeah. We'll keep it "BP."
VICE-CHAIR ELLISON: So Charlie, if we go from No. 7 there, that right bend, the first bend -- when you go up the yellow line on

seven -- start on the south side. Right there. Go up to that next line up right there. What's the difference from there to the back of the houses there? Do we know the distance? Is that on our thing here? So if we were to take that from there straight over and bump that and that's No. 7.

MR. GILLIAN: The original proposal there was over 350 feet. So that's got to be four or 500 feet, I think. 07:53:22

VICE-CHAIR ELLISON: But you had 350 feet from the back of the house, the first line, right? To the top of the line.

MR. WATERS: Above the higher up, though. Where you see 07, right about there is where the buffer was to the residential and it was about 353 feet. This will be further away. That's why he's saying it's about between 450 and 500.

VICE-CHAIR ELLISON: Nancy, do you see where we're talking about? Is that something that would be acceptable for you guys? 07:53:55

MR. BARTA: That northwest corner --

VICE-CHAIR ELLISON: No. 8?

MR. BARTA: That triangle up there. That's

the parcel that they're returning to park. That impacts a deer. There's nothing else there. I mean, that's just a grove of trees and that's all.

VICE-CHAIR ELLISON: Right. But I'm talking about No. 7.

MR. BARTA: Okay. That angle that comes down from that top one, if you extend that to that far corner down here --

MR. WATERS: The question is we're trying to square it off. So take out all this piece. 07:55:03

VICE-CHAIR ELLISON: And then No. 4 would be squared off straight across.

MR. BARTA: And then the creek, obviously, runs up that corner and would parallel this area.

MR. WATERS: We're not touching that.

MR. BARTA: That's not square either. I mean, you've got a point, yeah. So I mean --

MR. WATERS: He's trying to minimize the animals. 07:56:04

MR. BARTA: Okay.

MR. WATERS: Sound reasonable?

MR. BARTA: No, it doesn't. I'm sorry. We're trading -- you've got statements where you

say the water's going to run up hill there. I'd like to see that happen. It just doesn't pan out.

MR. WATERS: Any other concerns I can address?

CHAIRMAN KIBORT: Well, yeah. Go ahead.

VICE-CHAIR ELLISON: We're getting to know you, Nancy.

MS. CIHLAR: So you're asking us to make some potential decisions here. 07:56:53

VICE-CHAIR ELLISON: No. We're just asking your opinion.

MS. CIHLAR: And I do see that cutting off on the four and the seven giving us more space is what really what we were asking for, preserve the park land that's already there. But I have heard several things tonight that concern me. First, the petition said we have no known development. Yet as he talked, he talked about a hotel. He's clearly talking to people. Be honest with us. 07:57:24 What are you proposing to bring into our community? What are the realistic stores or environments that you're willing -- that you're even seeking out to bring in here?

We've lost -- I've lost over $50,000 in my home's value since I purchased it. I can't lose anymore. And retail development in my backyard is going to cost -- it's going to devalue my property even more. And I lost my husband two years ago. This is what I have. And I can't -- we can't keep losing money because developers want to gain money at our expense. This man knew what this property was. Why are you changing it? Or why are you trying to change it at the expense of the residents who have been contributing and contribute every year in our tax dollar to this community and to the advancement of this community. And that's all we're trying to preserve. Our taxes. We know costs are going up. But where does it stop for the homeowners? Thank you. 07:58:09

CHAIRMAN KIBORT: Well, I think we actually have a -- I'm a little hesitant to go for a vote tonight and give you a negative. 07:58:38

MR. WATERS: Thank you.

CHAIRMAN KIBORT: You guys want to maybe take another stab at this and look at this? Let's ask staff.

VICE-CHAIR ELLISON: Is this something we can table and --

MR. NORDMAN: You certainly may based on discussion tonight. You can table it and he can revise.

VICE-CHAIR ELLISON: I would think that right now, if you want us to vote on this -- and I'm just speaking for myself -- it would be no.

COMMISSIONER HAHN: Except for 1, 2, 3 and 6. 07:59:07

VICE-CHAIR ELLISON: But I'll be happy to say no.

MR. WATERS: Dave, what did you call --

MR. JOHNSON: So the conversation that we've had, obviously, if there are changes that the commission -- and it sounds like the commission would like to see changes. What we'd recommend as a staff, then, is for the Petitioner to take your recommendations and come back and represent them at a future meeting. 07:59:31

VICE-CHAIR ELLISON: And we'd like to, you know, those people did buy with the park land there. However, we can't also impede from future revenue coming in, also. But we have to be wary

of where everything is. You know, and like I said, we're putting -- a lot of times, Nancy, when they go to sell something, we typically don't know what's going to go in there until they -- and they don't want to tell you because they don't want to have everybody jump. So that's why a lot of times realtors won't tell us who's coming in or who's --

CHAIRMAN KIBORT: A lot of times he doesn't even know. He's trying to sell to anyone he can. 08:00:07 And that's kind of our job here, right? Is do the best we can. If it sits empty, it's not helping your taxes. If it's, you know, a new 7-Eleven in your backyard, it's not helping you and your resale value. So obviously, that's a difficult job. And not just with us, but, you know, your Village Board, too, is trying to get the best development we can to maintain our good quality of life. I think we've done a very good job in Huntley of maintaining. I mean, you know, 08:00:40 you look at this compared to some other communities, I think we've got a pretty good thing going.

And so I think some of the things

that we brought out here tonight working on with you, I think might be a good thing like, have them revise the plan, come back at it again, have another look. I certainly would encourage you guys to make sure you come back and are heard. And not just here, but the Village Board, too.

Yes, sir.

MR. WILLIAMS: One more comment?

CHAIRMAN KIBORT: Step to the mic and --

MR. WILLIAMS: Bob Williams. When they were going to move Eakin Creek, they said they would fix up the rest of the park land. They would turn it over to some conservation group or something and they would maintain it like it should be. I've lived there 17 years and they've done zero work on that. We've lost a number of oak trees, very old oak trees. The place is overgrown with buckthorn, honeysuckle. There's been no work. Reed canary grass is so thick you can't walk through it. I'm worried it might start catching fire some day. I wrote Dave a letter about that some time ago. 08:01:16 08:01:47

I'd like to see them add that to their bike path and monument list that they could

take care of the rest of their property. I told Dave if my grass grew as high as theirs does, he'd have me in jail by now.

CHAIRMAN KIBORT: I'd actually like to second that. Because a lot of times when we talk about either -- certainly when we have a development and they're going to do something, the difficulty is when we talk about an existing lot or existing creek, obviously the engineer's going to tell you they're going to have the Corps of Engineers and -- 08:02:21

MR. WILLIAMS: But you can still go in and clean up buckthorn.

CHAIRMAN KIBORT: That's my point.

VICE-CHAIR ELLISON: A lot of it is farming out there.

MR. WILLIAMS: I'm not talking about that. I'm talking about this side. I head through there. It's all -- I mean, the beaver are doing fine. 08:02:38

CHAIRMAN KIBORT: I think it's a good point that you could take an opportunity on their property to really improve the existing there. You mentioned buckthorn, some honeysuckle, some

other invasive -- yeah, you got to take care of that. It's got to be like, properly herbicided by licensed people and then if you have an opportunity to do native plantings, now's the time to do it. Because it would certainly improve the existing situation instead of a flooded cornfield. Everybody remembers when that was cornfield, weeds, causing havoc for the lawn maintenance. But, yeah, I think it's a good point. 08:03:20

MR. WILLIAMS: Thank you.

CHAIRMAN KIBORT: So I would suggest that keep on the village staff in the future on that. Yes, sir? Uhm-uhm. Go ahead. Step up.

MR. MARIDY: Patrick Maridy (phonetic). I've been here for 20 and a half years. I originally purchased my lot which was a premium lot and it's parallel with 47. And I purchased it without the knowledge of what the house would look like because this was one of the first 08:03:59 houses out here. There was no Del Webb property. So all I'm asking for is you as board members is to think of the compassion of the people that have addressed this board with the idea that that

is their homestead. They have made that homestead for many, many years. And all they're asking you is to rethink your process. Because when you start adding a lot of businesses around property, all you're going to do is downgrade the value of the property. There's no doubt in my mind. So that's all I have to say. Thank you for your time and effort.

CHAIRMAN KIBORT: Thank you. Okay, so let's wrap this up. So you want to what? Motion to table or -- 08:04:53

MR. NORDMAN: What are we making a motion for?

CHAIRMAN KIBORT: First of all, we're talking about tabling this, right?

MR. NORDMAN: Continuing the petition?

CHAIRMAN KIBORT: Continuing the petition.

MR. NORDMAN: Yes.

CHAIRMAN KIBORT: So is that a formal motion and a vote, then? Voice vote? Or we'll do a roll call vote. 08:05:13

MR. NORDMAN: We need a date specific for continuation. So the next meeting would be December 9th or January 13th.

CHAIRMAN KIBORT: But we need a motion and a second on that for the continuation?
MR. NORDMAN: Correct.
CHAIRMAN KIBORT: All right. Do I have a motion?
VICE-CHAIR ELLISON: I'll make a motion we continue it to January 9th.
MR. NORDMAN: It would be either December 9th or January 13th.
VICE-CHAIR ELLISON: January 13th. 08:05:38
COMMISSIONER HAHN: I'll second that.
CHAIRMAN KIBORT: And Ron on the second. Could we get a roll call vote?
MR. NORDMAN: Certainly. Commissioner Darci Chandler?
COMMISSIONER D. CHANDLER: Aye.
MR. NORDMAN: Commissioner Hahn?
COMMISSIONER HAHN: Aye.
MR. NORDMAN: Vice-Chair Ellison?
VICE-CHAIR ELLISON: Aye. 08:05:49
MR. NORDMAN: Commissioner Nichols?
COMMISSIONER NICHOLS: Aye.
MR. NORDMAN: Chairman Kibort?
CHAIRMAN KIBORT: Aye.

MR. NORDMAN: Motion carries.

CHAIRMAN KIBORT: Okay. And then now we would look for a, I guess, motion to close?

MR. ZANCK: No, because you're continuing.

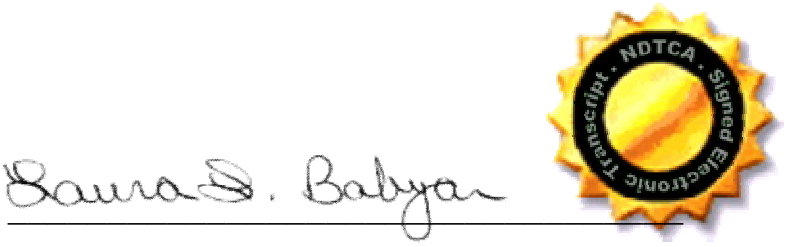
CHAIRMAN KIBORT: Okay. See, it's good to have a lawyer here. You won't hear me say that often.

(WHICH were all the proceedings had at this time with regard to the public hearing.)

---OoO---

STATE OF ILLINOIS)
) SS.
COUNTY OF McHENRY)

I hereby certify that I reported in shorthand the proceedings at the above-entitled public hearing and that the foregoing reported proceedings, consisting of Pages 1 through 84, inclusive, is a true, correct and complete transcript of my shorthand notes so taken at the time and place aforesaid.



LAURA L. BABYAR
Certified Shorthand Reporter
CSR License #084-002601

A

able 16:11 19:15 22:6
above-entitled 85:7
absent 3:18
absorption 28:6
abuts 21:9
accentuate 27:9
acceptable 73:21
access 23:13 40:6,12
accommodate 1:8 7:5 10:7 15:3 62:18
account 40:23
acquired 17:18
acre 45:8
acres 5:4,7,10 8:19,22 8:23 9:5,10,12 10:20 11:6,8,11,19,22 19:9 20:4,6 36:11 38:18 38:19 39:7,8,9 48:5 48:5 57:8,15 58:10
action 7:2,3 15:7
actions 14:20
activity 53:20,23
actual 3:6
add 16:21 17:3 66:15 79:23
added 63:12
adding 82:4
addition 40:18,19
additional 12:10 21:21 25:23,24 47:15
additionally 22:23 38:11
address 12:7 16:24 17:7,12 24:21 25:1 26:9,24 30:4 37:11 37:16 47:2,9,13 48:3 75:5
addressed 13:7 47:12 47:16 81:24
adds 42:24 56:12
advancement 76:13
adversely 46:7
aerial 35:17
affect 66:15
aforesaid 85:12
age 25:18
agenda 14:17
aging 26:1
ago 26:17 49:12,17 53:19 64:15 76:6 79:22
agree 66:1
agreed 13:8 38:8
agreement 13:8,10 19:11 64:13 65:8,9
ahead 75:6 81:14
algae 57:11
all- 53:1
Allegiance 3:3
alleviate 71:14
allow 18:22 19:20 20:2 20:4,16,17 23:21 53:22 54:9 55:1
allowed 20:3 35:15 64:12,12
allows 19:21 21:20
Amazon 18:13
amenable 23:21 56:21 67:18
amend 15:1
amendment 1:8,9 5:13 5:22 7:3,8,15 15:4
amount 63:11
amounts 20:5
angle 74:7
animals 46:9 74:20
annexed 17:19
answer 36:21 37:7 47:3,4,5
anticipated 12:12
anticipating 45:2
anybody 34:1 35:2 39:23 44:21 64:4
anymore 64:7 76:3
anyway 33:16 52:2 56:10 63:5
apart 38:6 69:6
Apparently 56:17
appeared 2:7,15,17
application 1:1 4:24 6:12,17 35:10 62:13
applications 45:5
apply 46:3
appreciate 27:10 53:14 68:8
approval 12:18 14:22 39:24
approve 62:11
approved 5:23 7:17 21:10 23:6 71:4
approximately 5:7 8:22,23 9:10,11 10:20 11:6,8,11,22 51:6 52:23
arc 67:13
arch 69:1
area 7:20 8:24 10:17 11:13,14,15 20:12 25:14 27:12 34:11 40:3 41:23,23 42:2 48:7 50:2,5 52:6,15 54:7,8 56:16 60:9 63:13,16 67:8 70:6 72:19 74:15
area's 8:1
areas 43:9 51:4 60:7
argue 45:20
arguing 37:4
argumentative 47:19
arguments 47:20
arrow 70:14,16 71:9
asked 18:8 36:17 37:2 38:1 45:1
asking 18:20 19:16,18 20:2,4 36:3,4,5,6,7 38:19 49:11,16 53:22 75:9,11,15 81:22 82:3
assess 21:20
associated 32:21
assume 34:17
audible 4:9 16:5 34:3
audience 16:18 30:3 46:15,20 47:17 70:21
authority 19:23
aware 60:24 61:3 66:10
awful 56:15
aye 16:2 83:16,18,20 83:22,24
ayes 16:3

B

B 21:1
BABYAR 85:18
back 4:2 8:5 10:1 15:14 17:8,21 18:3 19:8 21:3,10 23:19 23:22 26:24 28:1 29:3 30:12 31:12 33:20 36:18,23 37:2 38:2 39:11,19,20 45:18 48:1,2,8 49:4 53:3,7 54:1 57:22 58:4 61:10 71:17 73:3,12 77:19 79:3,5
background 5:16
backside 40:20
backyard 21:9 30:11 30:24 31:2,7 48:18 76:4 78:14
backyards 25:13 27:24 28:7 29:7
bad 63:16
balanced 7:24
Barta 2:20 26:8,10,10 73:22,24 74:7,14,17 74:21,23
base 20:14,18 54:5
based 66:4,5,6 77:3
basements 30:19
basically 20:10,13 21:21 23:2 25:17 27:17 46:3 66:24
beaver 80:19
bedroom 31:24
behalf 2:7,15,17
believe 64:24 65:1
Bell 69:5
bend 72:23,24
benefit 21:12 45:11
berm 27:23 28:7,9 29:6,8 31:13 38:9 40:20,24 41:5,8,9 44:15 68:8
berms 28:10 41:18,22 45:16
best 22:21 52:9 78:12 78:18
better 45:6 58:24 59:2 67:1,22 70:11 71:15
betterment 22:12
beyond 41:7 45:18
big 28:20,21 33:8,16 45:4 52:14 59:7 60:17 61:7,10 62:7 63:21,23,24 64:16 65:6 67:15 70:1
bigger 23:11
bike 23:24 24:4 79:24
bit 4:3 32:14 35:4 48:8 51:18 56:20 60:3 67:15
blow 55:21
blue 8:24 10:17 11:7 11:20
board 1:20 5:23 7:17 13:11,14,21 14:2,11 14:17 17:17 39:15 53:8 62:10 65:20 78:17 79:6 81:22,24
boards 27:6
boatload 23:12
Bob 2:22 32:8 79:10
bought 27:20,21 51:9 51:13
boundary 38:21
box 45:4 60:17 61:7,11 63:22,23,24 64:16
boxes 65:6
BP 1:10,11,15,16 10:23 11:5,13 13:19 18:6,21 19:13 35:22 36:2 38:7 50:2 54:15 54:19 62:21 63:8 72:21
bring 4:8 20:11,17 25:12,15,23 38:23 53:6,7,24 55:2 75:21 75:24
brings 19:1,1,2 21:22
broader 20:18
brought 30:9 34:10 79:1
buckthorn 79:18 80:13,24
buffer 14:3,8 40:14,19 40:23,24 59:1,2 63:11 66:20 67:2,7 67:12 72:6,9,20 73:16
buffers 19:4
build 35:13 41:8 56:2
building 35:13 36:18 37:3 39:20 40:13,14 40:15 41:4 42:9
buildings 35:17
built 42:20
bump 73:6
bumpout 66:18
Burnside 17:13
bury 13:2
business 1:10,11,15,16 10:23 11:6,20 12:5 14:5 21:19
businesses 82:4
Butera 65:3
buy 54:20 77:22

C

C 19:5
C-2 1:10,11,12,13 10:19 11:8,14,22 12:6 13:19,23 14:4 32:11,13,15 33:11 36:5 37:3 52:19,22 55:21 56:22 57:3,10 57:20 61:19 63:20

70:5
C-7 38:4
calculate 52:22
call 3:5,6 20:21 22:20 24:18 40:12 77:13 82:21 83:13
called 24:20 42:3
canary 79:19
cap 22:10
care 8:21 9:1 80:1 81:1
carries 84:1
cars 33:9
case 37:12
catch 37:15
catching 79:21
category 32:20
cause 28:24
causing 81:8
Center 9:17
certain 47:22 63:11
certainly 3:8 28:24 47:8 56:20 61:18,23 62:4,24 63:14 67:5 67:17,24 68:9 77:3 79:4 80:6 81:5 83:14
certified 15:11 85:18
certify 85:6
Chairman 2:2 3:1,5 3:19,20,22 4:10,22 4:24 7:1 15:14,16,23 16:4,6,20,23 24:10 24:16 26:6 27:14 29:5,14,19,22 30:4 32:6 33:24 34:4 35:20 36:1,4 37:9 39:2,10 41:11,18 46:12,17,20,24 47:21,24 49:3 50:10 50:24 52:18 53:11 55:4,10,15,20 56:4,7 56:14,19,24 57:17 57:23 58:16,19,23 59:14,19,22 60:1 61:1,12,15 63:18 65:11,16 66:14 69:18,21 70:3,19 71:15,17,23 72:4,8 72:18 75:6 76:18,22 78:9 79:9 80:4,14,21 81:12 82:9,14,17,19 83:1,4,12,23,24 84:2 84:5
chance 4:4
Chandler 2:2 3:9,10 3:18 29:12,16 34:8 46:19 49:8,15 50:22 83:15,16
change 9:24 10:2,6 36:5,7,10 37:2,23 38:14 39:8 49:22 51:8 52:5,8 53:2 54:9,10 55:13 56:11 76:10
changed 18:12 53:21
changes 10:10 20:16 77:15,17
changing 25:6 50:4 51:4,12 52:11 53:3 58:1,12,17 68:11 76:10
channel 44:16
CHARLES 2:8
Charlie 8:3 15:16 20:9 20:24 21:5,7 23:24 41:1 49:8 72:22
Charlie's 64:20
Cihlar 2:20 24:23 25:2 25:2 26:12 48:3 75:9 75:13
circle 21:4 71:2,3
city 14:3 19:24 21:20 21:23 22:5,18 23:20 26:2 36:17 38:1,9 50:19
clarification 35:20 63:19
clarify 29:5
clean 80:13
cleaned 31:4
clearly 75:20
clogged 30:13
close 64:10 84:3
closer 10:24
closest 41:3
COEN 2:6
collective 22:20
color 58:1
columns 22:15
combination 9:8
come 9:23 13:13 19:21 19:22 21:3 22:20 24:4 34:21 35:6 39:24 40:11 51:21 53:2,5,18 54:1 64:11 65:22,23 66:3 70:8,9 70:21 77:19 79:3,5
comes 44:17 52:1 69:17 74:7
comfortable 37:1 50:21
coming 23:2 26:23 33:10 40:15 44:8 45:24 57:1 62:19 63:15 66:8 77:24 78:8
comment 37:20 48:4 48:15 49:10,15 50:9 53:10 65:19 79:8
commented 38:1 47:6
comments 3:23,24 4:6 17:4,6 21:24 24:11 24:13 25:4 34:2 37:12,14,17 39:15 40:22 44:24 46:11 48:1 50:12 51:3 53:14 62:9
commercial 1:9 7:6 9:8,9,11 10:3,5,8 11:9 15:3 17:21 18:8 18:23,24 38:2 54:16 54:17 60:5
commission 1:19 2:1 14:21 15:18,20 16:14 34:6 37:14 49:5 77:16,16
Commissioner 3:8,10 3:11,12,15,16,17,18 15:22 29:12,16 34:8 46:19 49:8,15 50:22 51:2 52:21 54:6 59:20 65:18 66:6 77:9 83:11,14,16,17 83:18,21,22
communities 78:22
community 20:14,17 21:12,22 22:12,13 22:21,24 23:3 46:11 49:1 53:24 54:5 75:22 76:13,14
Companies 2:16 37:19
company 19:7
compared 78:21
comparing 50:16
compassion 81:23
compensate 58:19
competition 65:4
competitor 63:21
complaint 29:18
complete 19:23 85:10
comprehensive 1:8 5:14 6:5 7:5 15:2 62:9
concept 71:18
conceptual 14:14 42:8
conceptually 13:15
concern 14:1 32:4 34:13 40:3 45:15 47:15 48:21 60:13 61:20 71:14 75:17
concerned 27:21 28:14 30:9,17 31:23 32:11 49:19 51:13
concerns 34:9 35:23 42:18,19 47:10,14 52:14 62:4 75:4
conducive 21:15
confirm 24:21 32:7
confused 51:18 55:11
connect 71:23
Conrad 2:20 26:7,10 27:17 28:11
conservation 8:23 9:2 10:5 79:13
consider 20:8 22:13
consideration 1:7 18:6 33:19 49:2,17
considerations 12:13 27:10
considered 13:10 55:24
considering 6:21 52:11
consisting 85:9
construct 43:8
Construction 19:8
contemplating 40:24
continuation 82:23 83:2
continue 35:8 48:24 49:6 50:20 72:4 83:7
continuing 82:16,17 84:4
contribute 23:8 76:12
contributing 76:12
control 19:24 20:19 35:19 61:5
conversation 77:14
conversations 22:1
conveying 37:4 56:9
corner 1:4,5,6 4:16 5:5 5:7,9 6:22 7:10,11 7:12 8:15,18 9:6,6 9:14 10:2,6,9,13,21 11:3,18 12:3,21 14:6 22:2,3,8 23:1 66:22 70:13,17 71:10,24 73:22 74:9,15
cornfield 81:7,8
Corporate 1:12,14,15 1:16 10:15,18 11:5 11:15
Corps 80:10
correct 35:21 36:9 58:18 63:22 69:19 83:3 85:10
corrected 30:14,20
correctly 57:14
corridor 9:11 10:8
cost 22:10 23:11 76:4
costs 76:15
council 20:1 36:17 38:1 50:20
Counsel 2:7
counterclockwise 8:17
country 45:23
COUNTY 85:2
couple 58:10
course 7:12 27:20 28:5 28:14 29:2 62:1 67:14
Court 17:13
covers 46:10
creating 21:18 28:3
creation 20:12
creek 1:6 5:5 6:22 7:10 9:14 10:9,22 12:4 13:5 24:1 26:18 28:22,23 29:20 40:4 40:5 41:11,13,17,19 41:20,24 42:12,22 42:22 44:5 52:11 69:17,22,22 74:14 79:11 80:9
creek's 41:13,15
critical 67:12
cross-section 41:2,23
Crystal 1:23
CSR 85:19
cul-de-sac 22:9 69:4
current 10:12 60:11 69:22
currently 9:16 10:14 10:19,22 11:15,21 13:5 20:20 21:7 23:23 44:19
cut 25:9 28:5 36:5,6
cutoff 45:17
cuts 70:15
cutting 25:10 39:11

41:14 52:19 75:13

D

D 3:10 29:12,16 34:8 46:19 49:8,15 50:22 83:16
Darci 2:2 3:9 34:7 37:5 49:6,13 83:14
date 13:13 82:22
Dave 20:23 77:13 79:21 80:2
DAVID 2:10
Dawn 2:3 15:23 55:4
Dawn's 63:13
day 46:8 79:21
day-to-day 32:21
deal 54:19 61:8,9 64:9 64:16,17
dealer 31:18
deals 19:14
DeBaltz 3:17
December 5:24 7:18 8:6,7,8 82:24 83:9
decent 17:5
decide 66:8
decision 54:2 56:8
decisions 7:21 75:10
decline 27:9
declines 27:8
decreasing 48:7
deed 61:13 63:19
deer 74:2
definitely 51:7,15 52:4
Del 18:1,3 21:10 24:2 28:21 29:8 42:19 56:1 59:2 61:21 66:15 67:2 72:9 81:21
delivery 28:23
demonstrating 14:10
Department 34:5
depending 6:15 27:4
described 26:13
deserve 49:2
designations 9:8 10:5 33:14
designed 17:20
desired 7:19
detail 4:21 7:7,14
detention 9:22 10:21 17:23 43:8 52:7 56:16
devalue 76:5
develop 6:7,10 9:20 12:8,11 39:23 51:22
developable 39:1
developed 22:16 28:13 35:12
developer 6:8,11 14:12,15 19:17 33:20 34:19 50:14 50:14 57:1 62:15,23
developers 19:22 26:3 34:16 54:14 76:8
developing 28:2 48:13
development 1:3 2:9 2:12,15 4:14 5:1,17 6:12,17,20 7:19,23 8:9 9:18 10:11 12:13 12:14 13:7,9 18:2 19:14 23:7,17 25:12 33:17 34:5,22 35:16 36:8 40:8 42:11 45:1 45:21,24 50:15 51:8 51:24 55:3 60:7 62:12 75:18 76:3 78:18 80:7
development's 9:19
developments 32:16
Dhamer 1:5 4:17 5:9 5:20 6:23 7:13 8:16 8:19 10:14 11:3 12:17,21 13:2 14:6 22:2 23:9 54:21
diagonal 72:3
diagonally 41:14
difference 13:18 62:14 73:3
different 18:15 19:6 19:22 47:13 54:14 56:20 57:5
differs 6:2
difficult 28:11 38:22 78:16
difficulty 25:24 80:8
diminish 25:16
direct 45:19,24 65:4
directly 25:7,13 48:6 48:11,22,23 49:23 63:9
Director 2:9
discharge 42:12
discussed 12:13 15:5
discussion 8:15 12:19 12:24 13:12 22:18 65:12 77:4
discussions 23:20
dismantle 52:13
disruption 26:19
distance 32:10 45:17 67:7 69:6 73:4
district 1:10,10,11,11 1:12,12,13,13,14,14 1:15,15,16,16,17,17 21:19 27:19 32:15 32:17
districts 11:1,2 14:5
ditto 59:20
diverse 20:18
diversified 20:13
diversify 54:5
document 7:19,22 8:10,11
doing 5:20 34:13,15 37:22 44:14 49:18 50:4 55:15 64:10 67:4 80:19
dollar 76:13
dollars 19:2 26:22
doubt 82:6
downgrade 82:5
downturn 25:21
dozens 35:11
drain 30:22,23 31:5,5
drainage 44:7,10,16
drains 30:12
dramatically 18:12
drew 67:19
driftwood 57:11
Drive 1:5 4:17 5:9 6:23 8:19 12:22 13:2 14:6 22:2 23:10 25:3 26:11 27:17
drop 68:18
dropoff 41:6
dump 29:8
Dwayne 2:17 37:19

E

E 2:14
Eakin 6:21 29:19 42:22,22 52:11 79:11
earlier 37:21 46:23
easier 67:3
east 1:5 9:5 10:19 13:3 17:20,22 18:5 21:4 21:15 23:8,14 27:3 41:17,19 43:18,20 44:17 52:20 54:15 55:9 60:21 61:11 63:20 70:14 71:10 71:24 72:7
eat 48:17
economic 20:14 54:5
economically 7:24
edge 9:12 39:19
effect 18:13
effort 82:8
eight 57:15 58:16 72:11,11
either 50:16 54:2 74:17 80:6 83:8
elevation 41:7
eliminate 12:22
eliminating 58:20
Ellison 2:3 3:13,14 8:3 8:5 15:21 30:21 31:1 31:10 36:14,20 37:5 39:3,7 41:16 42:1,14 42:23 43:17,23 44:6 53:12 55:3,5,12,17 56:10 58:6,11,21 59:3,16,24 64:5,22 65:9 68:7,16,23 69:8 69:11,15,24 70:9 71:6,11,19 72:13,22 73:11,19,23 74:5,12 75:7,11 77:1,6,11,21 80:15 83:6,10,19,20
empty 18:18 35:14 78:12
encourage 79:4
encroached 67:14
encroaching 11:12 50:5
endangered 46:5
ends 23:24 36:11 37:24 69:1
engineer's 80:9
engineered 43:16
engineering 57:18 68:1
engineers 56:17 80:11
enhancing 8:1
enter 13:9
entering 40:17
entire 8:10 17:22 36:8 61:6
entirely 15:6
entirety 14:18
entrance 24:2 40:11 40:13 56:1
environment 44:22 52:12 60:11
environments 75:23
especially 6:14 17:15
essentially 18:1 23:6
evening 5:12 7:3 14:20 15:5
evergreens 31:20
everybody 35:6 50:21 51:2 53:19 66:12,12 78:6 81:7
everybody's 3:1 32:9
everyone's 59:8
exactly 50:2
example 38:5 45:4
exception 65:24
Exhibit 17:16 19:5,10 20:7 21:1 41:2 44:13
exhibits 14:9
exist 13:3 21:11
existing 8:20 9:3 11:1 12:24 41:5,9 42:17 43:12 60:22 70:5 80:8,9,23 81:6
expect 6:17 27:5
expense 76:8,11
experience 29:6
extend 13:5,18 24:3 74:8
extended 66:23
extending 66:20
extension 12:20 13:4
extra 33:8
extreme 66:22

F

facility 9:17 12:8
fact 34:10 46:21 47:18 52:10 68:8
failing 22:4
fair 50:7
fairly 13:17 66:9
familiar 32:13 43:22
far 9:24 37:12 42:16 47:9,15 49:18,18 56:21 57:18,19 59:20,24 61:20 62:17,18 63:8 67:10 67:16 74:9
farm 44:10,12 64:18
farming 80:15
favor 16:1 51:3
feasibility 26:20
features 8:2
feet 15:10 18:17 21:8 25:11 33:22 39:14 39:18,21 48:9 55:22

57:10 69:2,5 73:9,10 73:11,17
felt 38:16
field 30:21 38:5 44:7
figured 46:16
fill 60:8
finally 10:8 14:11
find 62:14
fine 57:21 58:13 80:20
fire 79:21
first 7:2 9:9 17:10 24:17,18,23 30:1 37:20 46:17 51:5 54:8 55:5,16 72:23 73:12 75:17 81:20 82:14
five 16:18 18:12 22:10 35:17 38:18,19 39:8 39:9 48:4,5 57:16 68:19
fix 44:8 79:12
Fleet 64:18
flood 44:21 63:13
flooded 27:24 81:7
flooding 29:6,17 30:10 42:18 43:15,18 68:2
floodplain 41:24,24 42:2
flow 44:18
flurry 53:19
folks 17:11 24:15
follow 47:22,23
foot 45:8
football 38:5
Ford 28:18 31:18
foregoing 85:8
forget 41:2
formal 82:19
format 24:7
forth 17:8 24:13
forward 16:23 24:20 24:24 40:5 53:2
found 31:8
four 68:18,21 69:7 73:9 75:14
Foxtail 32:9
framework 7:19,21,23
frankly 54:16,17
Freeman 1:5 5:8,20 7:11 9:6 11:24 12:2 12:17 13:1,6,19,20 13:23 18:8 22:24 23:9 24:5
frequently 20:20
front 30:24 31:2 44:9 53:7 65:4
frontage 11:23,24 13:23 61:19
fully 47:11 60:5
fund 23:8
further 21:13 38:3 39:20 59:15 65:12 68:22 70:15 73:17
future 6:10 7:21 9:21 12:9,14 77:20,23 81:13

G

gain 76:8
garbage 48:19
Gateway 1:8 5:13,22 6:3,4 7:4,16,20 8:20 9:3 10:11 15:2 65:21
geared 45:6
general 3:24 4:6 43:20
generally 1:4 4:16
generate 32:19 53:23
gentleman 46:13
gentlemen 46:22
geographically 60:19
geometric 67:1,22
geometrics 66:17
getting 30:11,16 75:7
Gillian 2:17 16:18 37:7,18,19 38:13 39:6,8,13 41:13,20 42:7,16 43:7 44:3,13 45:10,14 46:10 68:6 71:1 72:2,7 73:8
give 57:3,22 58:4 69:6 70:10 76:20
given 49:17
giving 17:14 72:11 75:14
glare 45:18
glow 45:21
go 4:20 8:5 15:6 17:2,3 19:5 20:7,24,24 21:6 24:18 28:1 30:19 32:10 33:6,20 35:9 35:13 37:5 40:5 42:10 43:5,6,7 46:12 48:15,16 49:4,9 53:3 54:19 55:17 62:20 67:16 68:12 70:22 71:1,2 72:2,7,22,24 73:2 75:6 76:19 78:3 78:4 80:12 81:14
goes 28:10 41:22 44:16 45:18,19 46:3 57:15 58:5 69:23 71:10
going 4:18 17:4,8 18:9 23:5,12,16 24:10 25:15,23 26:17 27:3 27:18 28:10,16,17 29:14 31:22 32:2,3 33:5,6,6,8 34:7,21 40:19 41:21 42:5,12 43:2,5,7,8,9,10 44:1 45:4 47:2 48:18 50:5 53:20 54:1,23 55:6 55:18 58:6 59:9,10 62:2 65:11 66:20 70:14 72:2 75:1 76:4 76:4,15 78:4,23 79:11 80:7,10,10 82:5
golf 62:1
good 24:14 37:10 56:11 64:19 72:17 78:18,19,22 79:2 80:21 81:9 84:5
grass 79:19 80:2
gravity 12:20
great 31:13
green 9:1,17 10:17
grew 80:2
GRIFFIN 2:11
ground 41:7 42:18
group 2:14 17:12 22:16 47:21 79:13
grove 17:13 70:1 74:3
grow 31:21
growth 7:24
guess 43:5 48:9 54:23 60:19 84:3
guiding 7:21
gun 59:6
guy 44:8
guys 24:12 37:15 47:5 60:4 65:10,13 67:8 73:21 76:22 79:5

H

Hahn 2:3 3:11,12 51:2 52:21 54:6 59:20 77:9 83:11,17,18
half 45:8 58:7,7 72:13 81:16
hand 41:21 46:15
handle 47:6
happen 24:7 75:2
happening 24:8
happens 21:8 54:24
happy 77:11
hard 25:17
harder 25:17
hardworking 62:9
havoc 81:8
head 37:5 80:18
heading 62:8
heads 23:14
hear 84:6
heard 16:3,7,8,17 42:20 47:20 54:19 75:16 79:5
hearing 1:19 4:11 15:8 15:15,18,20 16:1,13 35:23 84:9 85:8
held 1:19 43:9
help 23:8 31:22 40:16 55:2
helped 29:10 31:10
helping 20:16 78:13 78:14
helps 68:5
Herald 15:13
herbicided 81:2
hesitant 76:19
hey 57:2,7
high 80:2
higher 32:19 41:9 73:14
highlighted 29:23
hill 44:4 75:1
hold 26:3
home 17:12 26:13,14 27:8 42:13
home's 76:2
homeowners 76:16
homes 25:22 28:12 39:12,14 42:6 45:20 46:1
homestead 82:1,2
honest 75:20
honeysuckle 79:18 80:24
hoops 52:3
hope 20:8
horizon 2:14 17:12 34:24
hotel 54:18 62:23 75:19
hour 1:20
hours 33:11
house 31:2,3 39:18,19 44:9,9 73:12 81:19
houses 31:14 33:22 67:12 73:4 81:21
huge 22:14 23:19
Huntley 1:3,19,20,21 2:5,7 4:13 5:1,17 16:14 17:19 22:22 25:3 33:3 53:20 78:20
hurt 61:22
husband 76:6

I

I-90 13:1 22:15
I-90/ 7:3
I-90/IL 1:8
I-90/Illinois 5:22
I-90/Route 7:16 15:1
idea 18:24 69:6 81:24
identified 6:3 8:21 9:15 12:1 14:24 45:7
identifies 7:19
IDNR 46:4
IDOT 12:18 40:9
IEPA 46:4
ii 1:9
Il 1:21,23
Illinois 7:4 85:1
imagine 37:17
immediately 60:16
impacted 27:3
impacting 27:11 48:6 48:11,22,23 63:9
impacts 27:1 46:7 74:2
impede 77:23
improve 80:23 81:6
inclination 55:6
included 6:4 8:11 14:17
includes 12:15 16:9
inclusive 85:10
incorrectly 53:15 65:19
increased 20:12,13 23:5
indicating 11:1,2,13 11:14 71:5
industrial 1:9 7:6 10:3 10:7 15:3
infringing 52:15
input 52:19 65:17
installed 30:23
intend 12:8

intended 32:17
interest 53:16
interested 35:6
intersection 5:19 12:16 20:22 69:19
interstate 17:23
invasive 81:1
investments 62:3
issue 29:15 30:10 34:14 38:15 42:19 43:15 49:24 53:15 65:14
issues 43:17 44:12 50:19
It'll 70:4
item 4:5,11 23:23
items 5:11 13:6 23:11

J

jail 80:3
January 82:24 83:7,9 83:10
Jewel 61:4,9,11 63:19 63:21 64:8,10 65:2
Jim 1:5 4:17 5:9,20 6:23 7:13 8:16,19 10:14 11:3 12:16,21 13:2 14:6 22:2 23:9
job 20:12 44:22 78:11 78:16,20
jobs 19:1
jogs 38:22
JOHNSON 2:10 35:22 64:15,20 77:14
July 13:16 14:16
jump 52:2 78:6
jumping 53:1 59:6

K

keep 20:18 49:1 72:8 72:21 76:7 81:13
keeping 10:4 19:3 48:14 70:5
Ken 2:21 30:6
Kibort 2:2 3:1,5,19,20 3:22 4:10,22 15:16 15:23 16:4,6,20,23 24:10,16 26:6 27:14 29:5,14,19,22 30:4 32:6 33:24 34:4 35:20 36:1,4 37:9 39:2,10 41:11,18 46:12,17,24 47:24 49:3 50:10,24 52:18 53:11 55:4,10,15,20 56:4,7,14,19,24 57:17,23 58:16,19 58:23 59:14,19,22 60:1 61:1,12,15 65:11,16 66:14 69:18,21 70:3,19 71:15,17,23 72:4,8 72:18 75:6 76:18,22 78:9 79:9 80:4,14,21 81:12 82:9,14,17,19 83:1,4,12,23,24 84:2 84:5
killing 20:15
kind 33:7 40:2 62:7 63:16 66:20 67:11 68:3 69:16 78:11
knew 26:4 76:9
know 4:24 14:12 22:17 24:5 26:15,16,19,20 26:22 27:1,5,5,5,6 28:2,19 30:13 32:2 33:5,6,13 34:18 39:21 43:14,14 44:10,20 45:8,20,23 48:12,14 53:1 57:4 57:23 58:21,22 59:11,16 60:7,10 61:23 62:20 67:1,4,9 67:21,23 68:1,4,7,9 68:10,19 70:1 73:4 75:7 76:15 77:22 78:1,4,10,13,17,20
knowing 27:19
knowledge 65:8 81:19
known 63:13 75:18
knows 17:1 67:23
Kohl's 64:4

L

L 85:18
lack 45:6
Lake 1:23
land 2:15 6:1,2 7:20 7:22 8:9,20 9:3 10:1 10:10 17:18 18:2,21 18:23 19:6,7,9,11,11 25:5,7,9 27:19 33:3 35:8 37:21,23 38:17 38:17,20 39:4 48:5 48:14 53:16 54:20 72:12 75:16 77:22 79:12
landlocked 32:24
landscape 41:10
Lane 32:9
large 33:9 43:24 56:15
larger 32:16
late 17:19
LAURA 85:18
lawn 81:8
lawyer 84:6
leads 14:19
leave 37:12 52:3
leaving 44:15,18
legal 15:12
lengthy 7:2
let's 24:16 49:4 50:24 60:15 76:24 82:9
letter 15:11 79:22
level 30:18
License 85:19
licensed 81:3
life 63:14 78:19
lifetimes 18:19
lift 12:23 22:2
light 1:9 7:5 10:3,6 15:3 45:18,19,24 59:12
lighter 45:22
lighting 45:14,15
lights 28:17,18 31:18 32:1,3 45:17
likelihood 40:10
likewise 47:23
limit 17:8
Limited 1:3 4:14 5:1 5:17
line 12:20 22:8 38:6,7 47:8 49:20,20 52:2 66:20 67:19 69:1,3 71:8 72:5,24 73:2,12 73:13
lines 13:2 23:12,19 49:22 62:5
list 79:24
listed 4:18
listening 57:4
listings 46:5
little 4:3 5:15 20:4 32:14 35:4 48:8 51:18 56:20 60:3 64:23 67:16 76:19
live 27:3,12 30:7 62:2
lived 34:12 38:15 79:15
living 25:3 43:3
local 32:22
located 1:4 4:16 30:10
location 27:4 44:18
long 17:13 38:16 57:19 62:2
long-range 7:22
long-term 29:15 35:18 55:23 56:6
longer 6:23 26:21
look 10:24 19:24 28:19 38:10 51:22 53:4 57:7,10 63:4 66:1,7 66:17,18 67:8 68:1 76:23 78:21 79:4 81:20 84:3
looked 48:13 57:23 62:8 66:17
looking 38:10 54:11 54:14,20 57:7 59:21 60:19 62:24 63:3 69:13,16
looks 24:17 26:7 27:15 28:20 57:6
Lori 2:4 15:24 65:16
lose 76:3
losing 57:9 60:17 61:19 76:7
loss 25:22,23 39:9
lost 76:1,1,5 79:16
lot 22:4 28:6,16,17,18 29:3 30:11 31:18 32:2 33:7 37:22 45:14,15 48:12 56:12 57:2 60:14 61:21 63:5 65:21 66:17,21,22,23 67:2 67:6,13,14,17,21,23 69:21 78:2,7,9 80:5 80:9,15 81:17,18 82:4
lots 28:4 59:8 60:18 62:1,1
lower 60:20

M

ma'am 71:13
main 1:21 32:4 48:21
maintain 11:22 67:7 67:11 78:18 79:14
maintaining 18:24 78:20
maintenance 22:5 81:9
major 26:15,19
making 25:14 66:24 71:20 82:12
mall 43:14,18,19,20
man 76:9
management 9:16 12:8
Manager 2:10,12
manner 7:24
map 1:9 5:12 7:8 15:4 58:2
maps 28:19
MARGO 2:11
Maridy 2:22 81:15,15
market 18:15 19:21 35:19
market's 18:10,11
marketable 6:19
marketed 54:8
marketing 34:16 35:8 53:16 57:18 61:23 62:17 65:20
match 53:6
MATTER 1:1
maximum 72:9
Mayor 22:19 62:10,11
McHENRY 85:2
mean 28:9 34:22 43:1 44:7 50:16 51:15 52:10 55:17 56:7 59:8 63:15 65:1 67:16 68:23 74:3,18 74:18 78:20 80:19
means 69:2
meant 50:13
medical 8:21 9:1 50:2
medium 50:21
meeting 13:16 14:16 47:7 77:20 82:23
Meijer 64:2 65:2
Meijer's 61:8,8,10
member 15:19 30:3 46:15,20 47:17 70:21
members 2:1 16:10,19 24:19 34:6 81:22
memory 72:17
Menards 64:6,7,9,10 64:13,14
mentioned 29:13 54:13 64:2 80:24
message 56:9
mic 49:14 79:9
middle 68:4 69:24 70:4
millions 26:22

mind 3:2 24:24 26:8 54:6 55:9,12 82:7
minimize 74:19
minimum 6:13 67:7 67:12
minute 55:10 58:14,23 69:12
minutes 14:16
mixed 9:9 10:3
moment 7:7,14 21:1
Monday 1:19
money 76:7,8
monument 12:24 22:14 79:24
motion 14:21 15:19,23 82:10,12,19 83:1,5,6 84:1,3
mouse 70:11
move 3:23 9:21 15:21 21:12 29:9 38:2 50:24 55:18 68:23 71:7 79:11
moved 26:15 48:8 68:21
moving 4:11 5:8 9:5 9:13 10:1,18 11:18 12:3 26:24 37:22 47:7 55:19
multi-use 13:4

N

name 16:24 17:11 19:8 24:21,24 26:9 30:4,6
Nancy 2:20 24:23 25:2 26:12 27:7,17 28:11 37:20 48:2,2 73:19 75:8 78:2
Naperville 60:9
native 81:4
natural 8:1 41:7 62:1
nature 32:18
near 5:7 7:11 12:20 42:13
necessarily 69:15
necessitate 5:21
need 12:7,19 25:18,20 26:1 33:8 53:6 72:16 82:22 83:1
needed 12:11 51:23,23 53:9,9
needs 32:21 65:12
negative 76:20
negotiate 40:9
negotiating 64:8
neighbor 30:15,16
neighborhood 14:3 45:3,12 67:11
neighbors 26:11 27:2 27:2,6 29:11 52:16
net 11:10 39:8 57:14 58:4,9
never 18:19 43:15,23 61:6,10,12
new 38:7 44:7 78:13
nice 28:7 29:3 52:12
Nichols 2:4 3:15,16 15:22 65:18 66:6 83:21,22
night 17:8
noise 40:16
Nordman 2:8 3:8,11 3:13,15,17,21 4:20 4:23 8:4,8 16:18 49:13 63:18,24 69:10,13 70:10 77:3 82:12,16,18,22 83:3 83:8,14,17,19,21,23 84:1
normal 33:10
normally 32:20
north 5:3,4 9:13 12:3 12:16 17:23 21:7 23:2,13 24:1,8 38:21 40:13 44:15 59:15 61:18 69:4 71:12
northeast 1:5,6 5:5,7 7:11 9:6 10:6,9 11:18
northern 9:12 60:16
northwest 1:4 4:16 5:9 6:22 7:12 8:15,18 10:1,13 11:3 12:21 14:6 15:13 22:3 66:22 70:17 71:9 73:22
note 6:20
noted 4:10 6:3 16:6
notes 17:5 35:1 37:17 85:11
nothing's 18:10
notice 15:9
notification 15:12
November 1:20
now's 81:4
number 12:12 35:5 41:2 79:16
numbers 57:8 69:14

O

O 1:12,14,14,16 10:14 35:22 36:2
O'Hare 18:18
oak 1:6 5:5 7:10 9:14 10:9,21 12:4 13:5 23:24 79:17,17
oath 16:15
objectionable 48:10 48:22
obviously 4:21 13:11 14:9 20:1 26:19 39:22 44:11 72:8 74:14 77:15 78:15 80:9
occur 20:19
occurring 68:2
occurs 23:7,17
offer 53:18 54:4
offering 23:7
office 1:12,14,15,16 8:21 9:1 10:15,18,18 11:5,16 18:1,14,16 18:19 19:12 28:4,23 50:2 62:20 63:7
offices 28:15
official 16:13,16
oh 8:8 19:8 39:7 72:1
okay 4:10 15:16 16:12 16:23 24:17 26:6 29:24 32:6 34:4 36:20 37:5 47:24 48:1 49:3,4 50:3,22 56:19 59:3,4,19 60:1 61:15 70:12 74:7,21 82:9 84:2,5
old 22:4 44:10 79:17
once 37:8 60:7
one-half 36:12,12 37:24
ones 30:15 48:6
OoO--- 84:10
open 1:13,14,16,17 8:22 9:2,15 10:4,16 11:10,12,17 14:2,7,7 15:20 31:16,23 33:3 38:17,17 67:5
open-minded 51:20
opened 51:10 53:18
opening 16:1 47:1
opens 67:10
operation 32:18
opinion 66:12 75:12
opponent 59:7
opportunities 22:12 53:8
opportunity 4:7 17:14 46:23 47:4 51:8,11 54:4 80:22 81:4
opposed 16:4 51:15
option 54:2
order 46:22
original 17:17,18 31:5 51:6 73:8
originally 26:17 31:15 39:14 81:17
Outback 45:8
outlet 43:14
outlined 5:3 19:10
overall 37:23 57:9
overgrown 79:18
overlap 63:7
owner 1:3 4:15 5:2 13:8
owners 15:10

P

P 1:13,14,15,17
p.m 1:20
packet 8:11,13 14:17
page 8:12 42:16
Pages 85:9
paid 61:24
pan 75:2
Paragraph 4:12
parallel 74:15 81:18
parcel 1:10,11,11,12 1:13,14,15,16 32:11 38:21 39:19 40:6 52:6 55:12,13 60:3 60:15,15,20,21,23 61:1,6 63:20 69:13 70:6 74:1
parcels 1:4 4:15 5:2 14:23 15:5 21:23,24 22:7 27:22 28:8 32:23 45:7
park 1:10,11,13,14,15 1:15,16,17 10:16,23 11:6,10,12,16,20 12:6 14:2,5,7 25:5,7 25:9 26:13 27:19 33:2 34:11 36:10,11 37:21,22 38:14,16 39:9 48:5 50:5 51:4 51:14 52:15 58:9,17 63:11 68:19 71:12 72:12 74:1 75:16 77:22 79:12
parking 28:3,16,17,18 31:18 33:7 45:14,15 59:8
parks 36:6 57:14 58:5
parkway 1:6 5:5 7:10 9:14 10:9,22 12:4 13:5 57:8
part 5:14 6:4,23 7:4 9:19 12:14 17:17 19:10 20:8 22:18 23:15 24:2,3 33:2 44:14 52:24 67:19
particular 38:5 51:22 54:7,12
particularly 18:13
Partnership 1:3 4:14 5:1,17
passed 26:20
path 13:4 23:24 24:4 79:24
Patrick 2:22 81:15
pattern 67:1
pause 37:13
pavement 42:4,7,9,9 42:10,24 44:1 45:19
pay 22:7 24:6 48:24 49:1
peace 46:23
peak 43:11
Peck 28:18
people 3:6 23:3 27:12 27:23 35:5 38:15 61:24 62:2 69:4 75:20 77:22 81:3,23
percent 21:21 36:13 36:16,22,24,24 37:24 51:6 52:23 58:7 72:14
perimeter 18:7 19:3
permit 6:14 18:20
permits 46:2
permitted 46:6
person 26:7 32:7 47:5
personally 67:6
petition 1:2 4:1,12 14:22 15:17 16:8 24:19 75:18 82:16 82:17
Petitioner 1:3 2:15,17 4:14 5:2,16 6:16,21 13:22 14:9 16:10,20 34:5 77:18
Petitioner's 6:6

Petitioners 14:20
Phil 38:18 64:15 70:10
Phillip 2:14 17:11
phonetic 81:15
physical 40:24
pick 54:7
piece 48:10 54:20 70:15 74:11
pieces 21:19 48:23
Pietranek 2:21 30:6,6 30:23 31:4,11
pioneers 61:4
pipe 30:22
place 40:4 79:17 85:12
places 59:10
plague 35:18
plan 1:8,8,19 2:1 5:13 5:14,23 6:3,4,5,10 6:13 7:4,5,16,17 8:10,13,20 9:4 10:11 10:11 14:21 15:2,2 15:20 16:14 17:21 17:24 22:21 23:6 24:5 34:6 37:13 38:23 39:24 42:8 44:6 48:21,23 49:5 65:21 71:18 79:3
planned 7:18 59:15 66:19 70:24
planning 7:21,22 15:18
plans 6:7 19:14
planted 31:20
plantings 81:4
plat 17:18 69:8
play 19:14 54:23
please 3:2 4:1 16:9,23 19:5 20:7 24:20 30:5 49:14 68:15
Pledge 3:3,4
plug 64:14
podium 16:24
point 12:9 17:7,7 33:1 34:20 37:10 39:3 52:3 57:24 63:19 64:20 67:15 71:23 74:18 80:14,21 81:10
points 20:9 23:4 42:17
poles 23:15,17,18
poll 59:21
pond 10:21 17:23 42:10 43:8 44:4,4 55:14,16 56:2,2,3,13
ponded 52:6
portion 10:15 18:21 18:23 36:9 60:20 61:17 67:22
positive 58:8
possibility 60:17
possible 12:15 33:17
posted 15:11
potential 6:8 38:20 54:18 57:3 62:23 75:10
potentially 25:19 40:14
power 23:12
Prairie 25:3 26:11 27:17 30:7
preamble 32:14
premium 81:17
present 2:13 3:6,21 16:21
presentation 14:24
presenting 6:6
preserve 66:24 75:15 76:15
preserving 8:1 55:21 57:10
pretense 51:14
pretty 51:2,20 52:17 78:22
prevent 20:19
previous 30:8
previously 6:20 54:13
Prime 22:16
probably 28:6 30:12 31:14 37:11 44:11 44:11 69:2
problem 31:8 55:13 58:12 59:17 60:2,4 61:16,17,20 62:7,21 63:1,2,8
problems 28:24 51:16
proceed 26:21
proceeding 14:13 16:15
proceedings 84:8 85:7 85:9
process 34:17 62:12 66:9,10 82:3
project 9:19
promote 7:23 22:21
prone 63:13
properly 38:24 81:2
properties 2:14 5:18 6:9 10:12 12:15 17:12
property 1:4 4:15 5:4 5:6,10 6:7,11,13,15 6:18,19 7:9,9 10:14 12:5,9 13:8 14:14 15:10,12 18:7 19:2 20:12 25:5,8,10,16 25:19,19 26:1,4 33:15 38:6,7,20,23 39:1 41:14 49:10 51:9,10 52:17 54:11 62:14 69:3 71:8 76:5 76:9 80:1,23 81:21 82:5,6
property's 12:1
proposal 6:24 8:17 13:17 24:2 48:10 51:7 52:10 73:8
proposed 5:12 6:1,15 9:3,19 10:1,10 11:2 13:15 14:4,5
proposing 10:2 11:4,7 11:10,16,19 12:5 21:2,6,18 22:6 67:4 75:21
protect 26:2,3 44:22 44:22 46:8 58:24
protocol 47:22,23
provide 5:15 9:22 13:23 40:23 58:24 59:1 66:19
provided 8:12 15:9
provides 7:20 67:22
providing 67:2
provision 64:12
public 1:19 2:19 3:23 3:24 4:6,11 15:8,9 15:15,17,20 16:1,10 17:3,5,6 24:11,13,19 34:1 37:11,16 46:13 48:1 65:8 84:9 85:8
published 15:13
pull 8:14 41:1
pulled 61:10 64:14
pulling 71:20
purchased 25:4,6 26:5 26:12 27:18 52:16 76:2 81:17,18
purposes 47:8
push 36:18 37:2 60:8
put 20:21 24:13 26:22 28:15 29:8 30:21 32:1 33:4 40:19 42:5 42:24 43:4,24 65:2 68:8
putting 22:24 28:3,4 42:4 44:6 59:7,12 78:2

Q

quality 78:19
question 34:22 36:21 40:1 55:16 64:19 74:10
questions 24:9,11 34:4 37:7 47:3,4
quick 62:18 66:9
quickly 34:18 62:13
quite 39:4 51:13 67:14
Quorum 3:21

R

rain 28:1
raising 46:15
ramps 53:18
rate 28:6 43:11,11
reach 50:21
read 4:13 32:14 39:5 39:17
reading 32:13
ready 14:13
real 52:8 60:2 61:16 61:20
realistic 75:22
realize 51:16
really 27:21 28:5,10 28:18 29:10 30:17 31:13 38:17 41:15 42:18 48:4 51:22 55:8,8 61:24 67:9 75:15 80:23
realtors 78:7
reason 18:4,9 31:16 38:18 52:5,8,24
reasonable 74:22
reasons 26:15 27:20
recited 3:4
recognize 51:11
recommend 14:22 77:17
recommendation 59:5
recommendations 77:19
recommended 13:21
reconfiguring 67:6
record 17:1 24:21 25:1 26:9 30:5 37:18
recorded 61:14 65:8
recoup 62:3
recreation 25:9
rectangle 9:12 10:19
red 12:1 19:7
reduced 14:2,8 52:23
reducing 51:5 52:15
reduction 11:10
Reed 79:19
referring 70:12
regard 84:8
regarding 3:24 12:19 14:2 37:21 38:13 52:19 65:18 66:11
regional 1:10,11,12,13 10:20 11:9,21,23 14:4 32:15 33:16
Reiche 19:8,12 20:3 35:15,21 49:10,12 49:17 50:13 62:19
related 40:2 42:21
relates 36:10 50:18
relating 1:3 4:15 46:21
reliance 12:22
relocating 40:5
relocation 6:21 12:7
remain 18:8 71:12
remembers 81:7
remove 23:16 33:21 57:11,14
removed 33:12,18
repeat 68:14
report 4:19
reported 85:6,8
reporter 25:1 85:18
Reporting 1:22
represent 77:19
repurpose 22:20
repurposing 12:24
request 1:7 5:16 6:24 7:8 15:19
requested 5:21 7:2,2 10:7 14:19 15:7 36:19
requesting 5:18 6:1,12 14:21 15:1 18:22 70:20
require 6:11
required 1:9 6:14 7:6 15:4
requiring 15:17
reroute 26:18
resale 78:15
research 64:23
residential 21:14,16

38:3,8 41:4 70:16 73:16
residents 32:22 34:10 35:24 44:23 47:10 48:6,11,24 49:22 50:6 51:9 59:2 61:21 76:11
resistance 35:12
resource 46:5
response 4:9 16:5 34:3
rest 71:11 79:12 80:1
restaurant 12:2 45:3,9 48:15,17 60:21,22
restaurants 48:14,16
restricted 43:10 61:13
restriction 63:20
resubmittal 23:16
resurfacing 13:1
retail 1:10,11,12,13 10:20 11:9,21,23 14:4 18:10,10,11 21:19 25:12,14 28:15,24 32:15,16 32:17 40:3,14,20 43:9 45:12 56:2 60:17 76:3
retention 52:7
rethink 82:3
retired 27:12
return 15:14
returning 74:1
revenue 57:4 77:24
review 6:14 13:15 14:15,18
revise 13:22 77:5 79:3
revised 13:21
rezone 1:9 5:18 6:2 7:8 11:4,19 12:5 15:4 18:6,20,22 20:5 25:11 26:18 34:18 35:15 49:21 50:1 52:1 53:9,23 57:2 59:6 60:14 66:8
rezoned 19:13,15 20:3 22:7 35:7,21,22 54:22 66:2
rezoning 5:12,21 6:9 6:18 10:7 12:10 13:15 14:8,13 19:19 19:20 20:9,11 22:13 24:3 34:20 35:24 36:8 49:18 50:15 51:24 54:24 60:3 62:11,13,18
right 3:22 4:5,22,23 15:24 20:20 21:5,6 24:1 28:8,21,22 29:19,20,20,21,23 30:10 31:20 32:4 35:2,23 36:1,1,1,23 39:18 41:4,20 46:10 49:3 50:24 54:17 58:17,21 59:16,22 60:11 64:5,21 65:4 66:2 68:3,3,6 69:18 69:21 70:19,23 71:2 71:3,24 72:14,23 73:1,2,13,15 74:5 77:7 78:11 82:15 83:4
rights 26:3
rip 55:4
rise 3:2
road 1:5,22 5:8,20 7:11 9:6 11:24 12:2 12:17 13:1,6,19,20 13:24 23:8,13 24:5 33:4 40:12 70:21,23 70:24 71:1
road's 33:6
roll 3:5,6 82:21 83:13
Ron 2:3,21 27:15,16 51:1 83:12
room 1:20 4:2
roots 31:6,7
Route 1:5,6,6 4:17 5:6 5:8,10,22 6:22 7:4 7:12,13 9:7,14 10:9 10:22 11:4,23 12:4 12:17,21 13:3 22:3 40:6,7,17 45:11 52:20
run 22:8 44:1,4 75:1
running 38:12
runoff 42:9,10 43:10 43:11,16
runs 69:18 74:15
RV 43:20

S

SALADIN 2:6
sale 20:13
sales 19:2 21:21,22 57:3
sanitary 12:20
satisfied 47:12
saw 35:1
saying 52:24 55:11 60:5 62:16 64:24,24 71:22 73:18
says 22:15
scheduled 64:9
screen 38:9 40:16
screening 45:16
script 24:18
second 7:8 15:19,22 15:23 55:7 80:5 83:2 83:11,12
secondly 22:14 23:4
section 41:15 54:12
sections 33:18
see 5:3 8:24 9:1,7 10:17 11:11,20 18:7 19:9 21:4 24:16,16 28:17,22 29:23 31:17 33:11,15 34:19 35:7 39:2 41:23 42:8 44:13 52:4,8 53:20,23 54:23 58:11,13 59:10,11 60:18 62:10 64:22 65:1 68:24 69:11,16 70:11,13,14,16 71:8 73:15,19 75:2,13 77:17 79:23 84:5
seeing 49:19
seek 9:20
seeking 75:24
seeks 7:23
seen 63:14
sell 25:17,18,19,24 26:1 28:12 67:3,15 78:3,10
Send 65:9
Senior 2:15
sensitive 38:15
sent 15:10
separate 8:12
separating 28:8
serious 34:12
seriously 56:7
serve 16:16 71:16
Services 2:9 34:5
set 39:20 40:11 47:9
setback 39:11,13 50:18 63:10
seven 35:17 39:6,7 73:1 75:14
sewer 12:20 22:7,9
share 65:7
shine 31:19
shopping 9:17 32:21
shorthand 85:7,11,18
shot 57:19
show 14:9 20:23 21:1 42:14 70:9 71:6
showed 35:16 49:9
shown 41:6
shows 17:16 41:3
side 5:4 13:3 17:20,22 17:24 18:5,14 21:4 21:15,16 22:8 23:8,9 24:1,8 32:12 36:18 37:3 41:11,17,19 42:11,15 43:18,19 43:20 44:17 45:2 52:20 54:15,15,21 55:9 60:21 61:7,11 67:3 71:12 73:1 80:18
sides 19:3
sign 4:2 13:1 15:11 22:15,24
signage 71:2,3,4
signalization 12:16 71:4
signalized 20:21
signed 24:17
significant 25:22
significantly 43:11
similar 13:17 24:7 43:13 63:5 69:3
Simons 2:21 27:15,16 27:16 29:7,21
simple 19:18,20 36:6
simply 19:15 53:22
sir 46:14 79:7 81:14
site 6:13 23:6 39:24
sites 35:11 63:3
sits 78:12
situation 60:6 81:6
six 21:8 35:17 53:18
size 32:18 45:5
sliced 33:2
slide 49:9
slough 42:3 43:21
small 31:21 33:15
Smaller 45:7
smoke 55:21
sold 18:2 19:7,9
solves 33:21
somebody 34:21,23 35:3 38:4 44:24 66:3
somebody's 21:9
somewhat 31:22
sore 22:16,17
sorry 8:8 20:24 37:6 66:5 68:14 74:23
sound 49:1 74:22
sounds 65:12 66:2 77:16
south 5:6 13:6,20 21:13 54:21 73:1
southeast 23:1 66:21 66:23 72:5
southern 9:10 61:16
space 1:13,14,16,17 8:22 9:2,15 10:4,16 11:11,12,17 14:3,7,8 18:18 25:10 28:4,20 28:21,24 36:11 38:17 48:8 62:1 63:12 75:14
speak 4:2,4 16:11,11 17:6,15 24:19 29:11 29:24 34:1 47:1 49:13
speakers 30:8
speaking 35:3 77:8
special 2:7 63:6
species 46:5
specific 82:22
specifically 60:14
spent 30:13 44:8 65:20
spikes 20:19
split 21:1
SPOKE 2:19
spot 51:22
square 18:17 38:19 74:11,17
squared 68:22 74:13
squares 69:7 70:17
squaring 38:24
SS 85:1
stab 76:23
stable 7:24
staff 2:5 3:6 21:18 22:1,19 34:6 40:21 50:19 53:7 65:13 76:24 77:18 81:13
stand 16:9
start 5:3 8:15 28:2 34:7 73:1 79:21 82:4
Starting 7:15
state 16:24 24:20 85:1
stated 7:1
statement 47:17
statements 74:24
states 6:16

stating 26:8
station 12:23 22:2 33:3
stations 29:9
stay 23:21 53:13
Ste 1:22
step 16:23 24:20,24 48:2 79:9 81:14
stop 28:9 76:16
stoplight 59:13
stops 13:5
storage 56:15,16
stores 28:4 75:22
stormwater 9:16 12:7
story 47:13 57:5
straight 67:20,21 69:1 70:14 71:10,20 72:7 73:6 74:13
straight-up 62:21
stream 38:11
street 1:21 69:5
strictly 6:9
striking 67:13
strong 54:17
stronghold 63:1
struck 67:18
structured 19:20
studies 46:4
stuff 19:6 22:22 23:5 34:12,22 69:9
subdivide 6:13
subject 12:18 22:17,17
submit 6:12
subsequently 13:22
substation 23:13,14 23:18
suburbs 45:21
suffered 25:21 27:7
sufficient 15:24
suggest 81:12
suggesting 70:7
suggestions 14:15
summarize 20:10
Sun 14:3
support 27:6
sure 4:1 33:16 50:10 53:11 65:15 79:5
surrounding 5:19 9:18
Susan 26:7,11
swale 41:22
swap 36:2,7 62:21
swear 4:3 16:7
switching 57:8
sworn 16:9,12,15,19 24:22 30:1 32:7 46:14,18
sympathetic 62:4

T

table 77:2,4 82:11
tabling 82:15
Taco 69:5
take 17:5 19:21 22:22 37:8,13 53:4 57:2 66:7 67:20 72:11 73:5 74:11 76:23 77:18 80:1,22 81:1
taken 31:6,9,15 85:11
talk 33:20 43:1 80:5,8
talked 32:9 75:19,19
talking 22:23 55:1 60:9,14 63:10 67:9 70:4 73:20 74:5 75:20 80:17,18 82:15
Target 64:3
tax 19:2,2 20:12,13 21:21,22 57:3 76:12
taxes 20:15,18 48:24 49:1 76:15 78:13
technically 42:2
tell 38:21 43:2 78:5,7 80:10
telling 59:8
temporary 12:23
ten 18:13
tension 23:19
term 45:6,13
terms 13:9 18:15 27:8 37:23
testimony 16:16
thank 4:23 8:9 15:16 17:9,10,14 21:5 24:14,15 26:5,6 27:12,14 29:21,22 32:5,6 33:23,24 47:23 49:3,10 50:12 50:23 76:17,21 81:11 82:7,9
Thanksgiving 17:15
theirs 80:2
thick 79:19
thing 26:8 39:10,17 49:12 52:9 54:18 64:1 66:14 73:5 78:23 79:2
things 21:17 26:16 34:20 38:10 47:7 48:19 51:16 53:2 60:8 63:6 75:17 78:24
think 3:1 4:13 18:16 20:5,11 23:1 33:4,14 35:1 39:16,17 46:10 46:21 47:20,22 50:6 51:19,20 52:12 54:8 54:10 56:10,17,21 57:19 59:5 61:17 63:1,12 66:11,16 67:3 72:18,19 73:10 76:18 77:6 78:19,22 78:24 79:2 80:21 81:9,23
THOMAS 2:6
thought 29:15 53:19 55:7
thoughts 63:16
three 14:23 19:8 32:12 41:5
throw 36:22
throwing 36:21 48:19 48:19
tile 44:10,10,12
time 6:7,10,18,24 9:20 13:17 14:16 16:6 17:8 24:15 27:13 38:16 42:24 43:4 50:23 62:22 65:21 79:22 81:5 82:8 84:8 85:12
times 28:1 78:2,7,9 80:5
today 18:4
token 62:17
told 25:6 34:14 64:10 80:1
Tom 2:2 28:18 71:20
tonight 3:7 8:13 13:12 15:8 55:8 66:4,7 67:16 68:11 75:17 76:20 77:4 79:1
top 41:6 44:14 70:15 73:13 74:8
total 36:13,16 57:16 58:9
touched 20:9 23:24 37:21 38:4
touching 74:16
tower 21:5 40:12 59:12 61:2
town 53:5
trading 74:24
traffic 23:5 25:15 32:19,20 33:9,14 40:2,3,15,16,16
transaction 61:5
transactions 19:13
transcript 85:11
tree 31:6
trees 31:15 41:6 58:24 59:1 68:9 70:1 72:19 74:3 79:17,17
triangle 73:24
truck 32:20 33:9
trucks 28:23 33:9
true 85:10
Trustees 18:9
trying 21:11 25:24 47:9,13 54:4 72:8 74:10,19 76:10,14 78:10,17
turn 79:13
turn-in 40:8
turn-out 40:8
turning 57:20
two 9:8 10:5 19:8 23:4 26:17 30:15 31:19 32:23 33:18 41:22 46:21 64:15 76:6
twofold 19:1
type 45:1,3,10 55:3 64:18
types 45:9
typically 32:16 78:3

U

ugly 38:10
Uhm-uhm 81:14
ultimately 40:7
Um 34:16 49:19
underground 56:3,13 56:14,16
underneath 69:23
understand 16:16 23:4 26:23 38:14 42:20,23 49:4 56:24 58:3 60:4,5 61:21 62:6,16,22 65:5
understanding 25:8 27:11 57:13
unfortunately 62:3
unrealistic 58:2
usage 18:16
use 6:15 7:18,23 8:9 8:20 9:3 10:10 32:17 38:14 45:10
user 6:11 38:23
users 6:8 14:13
uses 6:1,2 7:20 10:1 38:20 45:3 63:4,6
utility 13:2

V

V3 2:16 37:19 68:1
vacant 1:4 4:15
value 25:16,20,22 27:8 56:5,6 76:2 78:15 82:6
vehicle 32:24
vehicles 40:17
vehicular 32:19 33:9
Vice-Chair 3:13,14 8:3,5 15:21 30:21 31:1,10 36:14,20 37:5 39:3,7 41:16 42:1,14,23 43:17,23 44:6 53:12 55:5,12 55:17 56:10 58:6,11 58:21 59:3,16,24 64:5,22 65:9 68:7,16 68:23 69:8,11,15,24 70:9 71:6,11,19 72:13,22 73:11,19 73:23 74:5,12 75:7 75:11 77:1,6,11,21 80:15 83:6,10,19,20
village 1:19,20 2:5,7 2:10 5:23 7:17 9:17 13:10,14,21 14:2,11 14:16 27:5 39:15 51:20 62:10,12 63:15 65:13,20,22 65:23 78:17 79:6 81:13
village's 5:13
Virginia 1:22
vision 55:24
voice 15:24 82:20
volumes 32:19
vote 15:24 20:1 68:11 68:17 76:19 77:7 82:20,20,21 83:13
VP 2:15

W

wait 55:10 58:14,23
walk 79:20
walked 64:8
Walmart 64:3
want 4:1,13 17:7

19:24 20:10 22:11 25:9,11 26:2,21 33:15 37:7,16 44:21 47:18 50:10 55:8 57:1,2 61:18 64:11 64:22 65:2,16 66:15 67:11 68:8,11,18 71:7 76:8,22 77:7 78:5,6 82:10
wanted 14:12 19:12 24:12 29:24 37:9,12 47:6 48:3 62:20 65:22,23 72:10
wanting 49:20,20,21 50:1 66:3
wants 34:1 35:9 39:23 48:17 51:21 53:5
warrant 20:21
wary 77:24
wasn't 21:10
water 21:5 28:7,10 29:9 30:11,17 31:12 40:12 42:5,9,18 43:1 43:2 44:1,3,17 51:16 52:7 55:18,19,22 57:11 59:12 61:1
water's 43:4 59:9,10 75:1
Waters 2:14 16:18,22 17:10,11 24:14 35:5 36:3,9,17 37:1,20 43:13,22 44:24 45:12 46:6 50:9,12 50:23 53:10,14 54:13 55:19,23 56:5 56:8,12,17,22 57:13 57:21 58:3,8,18 60:23 61:3,13 63:23 64:1,7,18 65:7,15 66:5 68:14,21,24 69:20,23 70:7,12,20 70:23 71:8,13,16,22 72:1,10,16,21 73:14 74:10,16,19,22 75:4 76:21 77:13
way 8:16 13:20 17:20 19:6,19 30:24 33:1 43:16 52:3,22 69:7
ways 48:13 60:12
we'll 3:22 15:6 17:2,2 17:3 21:3 24:3,6,10 24:16,18 28:6 37:13 72:21 82:20
we're 18:4,20,21 19:16 19:17 20:10 21:2,6 21:11,17 22:1,5,6 23:7,16 24:14 28:14 28:16,16,22 30:8,10 30:16 31:14,14,23 33:15 34:11 37:22 38:19 39:16 40:19 40:24 43:8 44:14,15 44:18 45:2 51:18 53:24 54:4 55:19 59:5 60:16 71:17 72:11 73:20 74:10 74:16,24 75:7,11 76:14 78:2 82:14
we've 27:7 38:8 40:20 40:22 50:19 76:1 77:14 78:19,22 79:16
Webb 18:1,3 21:10 24:2 28:21 29:8 42:19 56:1 59:2 61:21 66:16 67:3 72:9 81:21
weeds 81:8
week 17:15
welcoming 23:3
went 13:20 31:1 58:9
west 5:9 17:24 18:14 21:16 22:8 23:9,10 30:16 32:12 36:18 37:3 42:11,15 43:19 45:2 54:15 60:9
wetland 8:23 9:2,15 10:4 26:14
whatever's 21:15
whatsoever 52:9 61:19
wide 31:16 72:5
width 14:7
wildlife 29:3 46:2,4
Williams 2:22 32:8,8 79:8,10,10 80:12,17 81:11
willing 57:21 58:4 75:23
Windy 25:3 26:11 27:16 30:7
wish 16:11 52:1
wishing 16:7,8
wonderful 26:14
WOODRIDGE 2:16
word 67:19
work 8:16 12:10 44:14 50:20 56:18 79:16 79:19
worked 50:19
working 21:18 29:17 33:11 40:21 61:9 64:16 79:1
world 18:15
worried 79:20
worst 68:2
wouldn't 3:2 24:24 26:8 51:12 63:2 65:2
wrap 82:10
WRIGHT 2:6
write 72:16
written 72:14
wrote 79:21
www.qareportinginc... 1:24

X

X 57:7

Y

yeah 29:16 38:13 41:20 48:1 50:10 52:21 56:14 67:20 68:24 69:23 70:3,7,9 72:4,13,21 74:18 75:6 81:1,9
year 13:16 40:22 76:12
years 18:13 22:4 26:17 35:9,14 42:21 43:3 49:12,17 53:17,17 53:18 64:15 76:6 79:15 81:16 82:2
yellow 5:3 72:24
Yeses 16:17
young 42:4

Z

ZANCK 2:6,6 84:4
zero 79:16
zone 11:16
zoned 10:14,16,19,22 11:15,21 19:11,12 25:5 26:4 27:19 35:10,11 51:14 53:15 54:22 65:19 65:22 66:2
zoning 1:9 10:12,18 11:1,2,6,13 13:19,20 15:4 25:7,14 33:1 36:7 40:1 51:12,23 52:5 53:5 54:20 66:9 70:5

0

07 73:15
08 61:23
084-002601 85:19

1

1 1:10 52:6 55:13 60:3 65:24 77:9 85:9
100 20:6
105 1:22
10987 1:21
11 8:23
11th 13:16 14:16
12438 32:9
13521 26:11
13541 25:3
13606 27:16
13611 30:7
1391 17:13
13th 82:24 83:9,10
14 23:15 55:22
15 23:15 57:10
150 25:11 33:22 39:14
17 79:15
18 9:10
19-11.2 1:2 4:12 14:22
1st 7:18 8:7

2

2 1:11 55:9,12 56:11 58:12 59:4,17,18 60:15,15,20,23 61:1 63:20 68:12,16 77:9
2,000 30:14 44:8
20 9:12 22:4 35:9,14 53:17,17 81:16
200 20:4
2000 61:5
2017 5:24 7:18
2019 1:20
21st 5:24 8:6,8
22 11:22
220 39:16
227 39:18,21
227-foot 40:18
235 19:9
25 1:20
250 15:10

3

3 1:11 32:11 58:14 59:3,18,18 60:21 68:13,16 77:9
32B 14:4 25:4 48:11
350 73:9,11
353 73:17
38 5:7 9:5 10:20 11:19

4

4 1:12 4:5 27:22 28:2,8 28:12,15 32:11 58:14,20 66:1 67:14 68:4 70:6 74:12
4,000 45:8
400 69:2,5
450 73:18
46 11:6
47 1:5,6,6,8 4:17 5:6,8 5:10,19,22 6:22 7:4 7:10,12,13,16 8:16 8:19 9:7,14 10:9,13 10:22 11:4,23 12:4 12:17,21 13:3 14:6 15:1 17:20 18:7,14 18:23 19:3 22:3,24 23:2,9,10,12 24:4 36:18 40:6,7,17 44:17 45:11 52:20 55:9 63:21 81:18

5

5 1:13 4:11 67:21 69:21
5.5 11:11
50 8:22 51:6 52:23
50,000 76:2
500 73:10,18

6

6 1:14 38:21 58:13 59:4,17,18 66:17 67:2 68:12,16 70:1 77:10
6:30 1:20
600,000 22:11
60014 1:23
61.59 8:19
61.6 5:10
640,000 18:17

7

7 1:15 27:22 28:2,8,12 28:16 39:3 58:15,20 65:24 66:23 67:6,13 67:17 68:4 71:20 72:23 73:7 74:6
7-Eleven 78:14
700 21:8

7115 1:22
75 48:9

8

8 1:16 58:15 66:21,22 73:23
8.3 5:4
800 36:11 38:18
80s 17:19
815)477-2230 1:23
84 85:9

9

9.4 11:8
93 17:19 18:11,16
97 21:10
98 18:3 63:15
9th 82:24 83:7,9

IN THE MATTER OF THE APPLICATION
OF PETITION NO. 19-11.2
HUNTLEY DEVELOPMENT LIMITED PARTNERSHIP,
AS PETITIONER AND OWNER, RELATING TO
PARCELS OF VACANT PROPERTY GENERALLY
LOCATED AT THE NORTHWEST CORNER OF
JIM DHAMER DRIVE AND ROUTE 47, JUST EAST
OF THE NORTHEAST CORNER OF FREEMAN ROAD
AND ROUTE 47, AND THE NORTHEAST CORNER
OF OAK CREEK PARKWAY AND ROUTE 47

REQUEST IS FOR CONSIDERATION OF (i) AN
AMENDMENT OF THE I-90/ILLINOIS 47 GATEWAY PLAN
OF THE COMPREHENSIVE PLAN TO ACCOMMODATE
LIGHT INDUSTRIAL AND COMMERCIAL, AS REQUIRED;
AND (ii) A ZONING MAP AMENDMENT TO REZONE
PARCEL 1 FROM BP BUSINESS PARK DISTRICT
TO C-2 REGIONAL RETAIL DISTRICT,
PARCEL 2 FROM C-2 REGIONAL RETAIL DISTRICT
TO BP BUSINESS PARK DISTRICT, PARCEL 3
FROM O CORPORATE OFFICE DISTRICT TO C-2
REGIONAL RETAIL DISTRICT, PARCEL 4 FROM
P PARK AND OPEN SPACE DISTRICT TO C-2
REGIONAL RETAIL DISTRICT, PARCEL 5 FROM
O CORPORATE OFFICE DISTRICT TO P PARK
AND OPEN SPACE DISTRICT, PARCEL 6 FROM O
CORPORATE OFFICE DISTRICT TO BP BUSINESS
PARK DISTRICT, PARCEL 7 FROM P PARK AND
OPEN SPACE DISTRICT TO BP BUSINESS PARK
DISTRICT, PARCEL 8 FROM O CORPORATE OFFICE
DISTRICT TO P PARK AND OPEN SPACE DISTRICT

(Public hearing held before the Village
(of Huntley Plan Commission on Monday,
(January 13, 2020, at the hour of 6:30 p.m.,
(at the Huntley Village Board Room,
(10987 Main Street, Huntley, Illinois.

Q & A REPORTING, INC.
7115 Virginia Road, Ste. 105
Crystal Lake, IL 60014
(815)477-2230
qareportinginc.com

PLAN COMMISSION MEMBERS PRESENT:
THOMAS KIBORT, CHAIRMAN
DARCI CHANDLER
RON HAHN
DAWN ELLISON
LORI NICHOLS

VILLAGE STAFF PRESENT:
CHARLES NORDMAN, Director of Development
DAVID JOHNSON, Village Manager
MARGO GRIFFIN, Development Manager

APPEARANCES:
ZANCK, COEN, WRIGHT & SALADIN, by
THOMAS R. BURNEY,
as Special Counsel on behalf of
the Village of Huntley.

PETITIONERS:
PHILLIP WALTERS, Horizon Group Properties
DWAYNE GILLIAN, V3 Companies, Woodridge.

PUBLIC SPEAKERS:
NANCY CIHLAR
RON SIMONS

(Other Village business conducted.)

CHAIRMAN KIBORT: All right. Then it looks like we come to the public hearings tonight. All right.

This is the one that was continued, so this is Alpha, Petition No. 19-11.2, Huntley Development Limited Partnership as petitioner and owner, relating to parcels of vacant property generally located at the northwest corner of Jim Dhamer Drive and Route 47 just east of the northeast corner of Freeman Road and Route 47 and the northeast corner of Oak Creek Parkway and Route 47. The request is for the consideration of, one, amendment of the I-90/Illinois 47 Gateway Plan of the Comprehensive Plan to accommodate Light Industrial and Commercial as required; and, two, a Zoning Map Amendment to rezone Parcel 1 from BP Business Park District to C-2 Regional Retail District, Parcel 2 from C-2 Regional Retail District to BP Business Park District, Parcel 3 from O Corporate Office to C-2 Regional Retail District, Parcel 4 from P Park and Open Space District to C-2 Regional Retail District, Parcel 5 from O Corporate Office District to P Park and Open Space District, Parcel 6 from O Corporate Office District to BP Business Park District, Parcel 7 from P Park and Open Space District to BP Business Park

District, Parcel 8 from O Corporate Office District to P Park and Open Space District.

This petition is a continuation of the November 25th, 2019 plan commission public hearing, so as such, as this is a continuation of the public hearing from November 25th, 2019, I will request a motion and a second from a member of the plan commission to open the public hearing.

COMMISSIONER ELLISON: I'll open.

CHAIRMAN KIBORT: That's Dawn on the motion.

COMMISSIONER CHANDLER: Second.

CHAIRMAN KIBORT: Darci on the second.

All those in favor?

(Response.)

Any opposed?

(No response.)

None noted.

Okay. So at this time I will swear in anyone who wishes to be heard who was not sworn in on the November 25th meeting.

Will all those wishing to be heard who were not sworn in on November 25th please stand to be sworn.

As this is an official hearing for the

Huntley plan commission, you will be sworn in under oath and these proceedings will serve as official testimony.

Do you understand?

UNIDENTIFIED AUDIENCE MEMBER: Yes.

(Whereupon the witness was sworn.)

Thanks. You may be seated.

Now we'll go to the petitioner.

Do you have anything to add at this time?

MR. NORDMAN: I'll give a presentation.

CHAIRMAN KIBORT: Oh, okay.

MR. NORDMAN: I'll go ahead and provide a summary of changes in the last meeting so everybody is up to speed on that.

So to summarize the requested rezonings, the petitioner, Huntley Development Limited Partnership, is requesting to rezone several properties, which you mentioned, at the intersection of Route 47 and Jim Dhamer Drive and Freeman Road, both are northwest and northeast corner. Those requested rezonings also necessitate an amendment to the I-90/Illinois Route 47 Gateway Plan which was approved by the village board on December 21st, 2017. That's because the proposed land use is different from the land uses that were identified in the Gateway Plan. That Gateway Plan

is an amendment to the village's comprehensive plan, so it's a long-range planning document.

The petitioner is not presenting plans to develop the properties at this time, nor is there a potential developer or user for the properties. Any future plan to develop the properties will require the developer user to submit a development application requesting at a minimum to subdivide the property and site plan review. There may also be a special use permit required dependent on the proposed use. The petitioner has stated the application is intended to help marketing of the property. He anticipates that it will make the property more marketable for development with the proposed zoning. As I mentioned at the November 15th meeting as well, the petitioner previously considered to relocate Eakin Creek at the northwest corner of Route 47 and Jim Dhamer Drive. However, that's no longer proposed as part of this petition, so that creek will stay where it is today based on this current application.

So in terms of the revised information that's before you tonight, I won't go into, like I said, through my complete presentation from November 25th, but I'll provide a summary of the changes from the

November 25th meeting.

So in response to testimony the petitioner heard at that November 25th, 2019 public hearing, the petitioner did make three changes to the plans. So the changes you see highlighted in red, first and foremost on Parcel 1, that was previously proposed to be rezoned. However -- which was going to be rezoned from business park to commercial, or C-2, which is regional retail -- that's been removed from the application. That was a retention pond, and as a result, they removed that from the application. The other items you see here are at the northwest corner of Route 47 -- Route 47 and Jim Dhamer Drive. So the petitioner is modifying the C-2 regional retail zoning on Parcel 4. Parcel 4 has Route 47 frontage. The lot line is shifted to the south. So the current proposal is outlined in yellow. What's outlined in red has been removed from the proposal. And then, again, petitioner has modified the proposed BP zoning from 61.6 acres to approximately 58.10 acres. That total acreage there gets reduced by eliminating, again, the area in red adjacent to neighborhood 32, and that's the parks and open space zoning.

So also since the November 25th meeting,

the petitioner and staff did meet with the Illinois Department of Transportation. Previously the petitioner mentioned he is considering some access points on Route 47. That's not specifically a part of this application. However, he has begun investigating the possibility of providing a full access with a signal on Route 47 that will serve both the east and west parcels that are under consideration this evening. In that meeting IDOT representatives did explain a full signalized access on Route 47 would not be approved in the desired location, the petitioner's desired location, due to not meeting the required spacing requirements between the signals; specifically, the signals at Jim Dhamer and Freeman Road and Route 47. IDOT requires a minimum of 1,320 feet between traffic signals, which is a quarter of a mile. The proposed location or the desired location would be less than that. They further explained that access to the proposed C-2 parcels on the west side of Route 47 would likely be either a right-in right-out or a three-quarter intersection. Now, a three-quarter intersection is the same type of intersection at the corner of Powers Road at Route 47. We have right-in right-out with a left-in, so it's limited. But again, not full, but three-quarters, so

you just can't make a left leaving the property. And that's really dependent on the type and location of access proposed on parcels on the east side of Route 47. So one is obviously dependent on the other. Under any circumstance a permit would not be approved for access to Route 47 until warrants are met.

Now, again, I do note that the plan commission would review the proposed access for the parcels when a development application is submitted for site plan review and final plat of subdivision for those parcels. Again, at this time the petitioner is only requesting to rezone. So that's just some background information. Again, you're not looking at access to the properties tonight. That would come later on should the properties get developed.

Existing zoning of the property. Just to provide again a little background information, you see the existing zoning at the northwest corner of Route 47 and Jim Dhamer is P for parks and open space and O for corporate office. To the northeast corner of Freeman Road and Route 47 is C-2, which is regional retail. His request -- and this is the modified request -- again is for modified park and open space, and then to rezone the corporate office park to BP

business park and then add C-2 regional retail at the northwest corner of Route 47 and Jim Dhamer Drive. And then at the northeast corner, that remains unchanged from what you saw in the previous application, with the C-2 frontage on Route 47, with the business park behind the regional retail zoning.

Looking at the northwest corner of Jim Dhamer and Route 47, this is the area where the changes were made adjacent to neighborhood 32B in Sun City. The picture on the left was presented at the November 25th meeting. The picture on the right is January 13th. And these are separation exhibits, so this shows the distances between the zoning parcels and the back of the nearest home in neighborhood 32B. It's a little difficult to see on this screen. You'll see on November 25th there is approximately 353 feet between the BP zoning and the nearest home in Sun City. It's been revised now so the nearest home to BP zoning is 556 feet -- excuse me -- 444 feet. You see that right there. Now, for the C-2 parcel, where that's been modified you can see on the left was approximately 227 feet from the zoning -- edge of the zoning district to the back of the homes. Where that's been modified now is relatively the same, is about 228 feet, so not much

of a change there but the same distance. But they did eliminate a portion of that Parcel 4 from the proposed zoning.

I'll turn it over to the petitioner now. I know he doesn't have any more to add.

Again, the requested action they are seeking this evening is for a motion from the plan commission to recommend approval for this Petition 19-11.2; again, requesting the rezoning which the petitioner went through in great detail as well, as well as the amendment to the I-90/Illinois Route 47 Gateway Plan to accommodate the proposed rezonings.

We do recommend two conditions of approval should you forward a positive recommendation to the village board this evening; the first being a wetland restoration maintenance plan shall be provided for Lot 8 above the unit no. 1. Lot 8 is the parks and open space you see to the northwest, and that shall be required upon submittal of the development application to resubdivide any of the parcels generally located at the northwest corner of Route 47 and Jim Dhamer Drive. And then, finally, the second condition of approval we would recommend is that the rezoning of the parcels is subject to approval of a development agreement by the

village board. We did discuss that a little bit at the last meeting, that the petitioner has been working on getting a development agreement with staff which would eventually go on to the village board for approval. The point being is that this rezoning will go hand in hand with that development agreement.

So I'll turn it back to you at this point, Mr. Chairman.

CHAIRMAN KIBORT: Okay. Thanks, Charlie.

Real quick question, the wetland restoration plan --

MR. NORDMAN: I'm sorry?

CHAIRMAN KIBORT: The wetland restoration and maintenance plan, that pertains to some of the comments we had regarding improving some of the conditions and stuff like that? It will take care of that?

MR. NORDMAN: That's correct, yes.

CHAIRMAN KIBORT: So that was one of the resident's comments. That was also one of our comments. So it would be seeking to improve some of the conditions out there, and that would be part of our comprehensive plan.

All right. Then does the petitioner have anything to add or present?

Please step forward to the podium, state

your name and address again for the record. Get us up to date, summarize, review.

MR. WATERS: My name is Phillip Waters. Good evening. My name is Phillip Waters. I live at 1391 Burnside Court, Long Grove, Illinois. I work for the Horizon Group Properties. We're the property owner of the subject property.

I wanted to, first of all, thank you again for your time this evening. We took back what you guys said to us when we were back in November before Thanksgiving. We made the requested changes, and what we hope tonight is that the plan that we have submitted meets your support and we meet the requirements you asked for. And as I said previously, our whole objective is try to get development to Huntley, to try to reach out to the community to try and bring jobs to the community, to try and bring property taxes to take the lessen off the residents, to help the schools, to diversify the base. And I've been marketing the property myself for 20 years. I can't get retail development on the east side. I can't get office development on the west side. My hope is that if you'll allow me to rezone it B-2 maybe I can get a business part-time application. My hope is that you'll support

what we're asking for.

I'm available for any questions.

CHAIRMAN KIBORT: Thanks.

Did you have anything to add?

MR. GILLIAN: No. Dwayne Gillian with V3 Companies. I'm helping Phil out with the engineering and zoning requests.

If there's any questions I can help with, let me know.

CHAIRMAN KIBORT: All right. Like I said, it looked like -- Charlie reviewed it. It looks like everything we talked about at the previous meeting was taken care of.

I'll now call members from the public who wish to speak on the petition.

MR. WATERS: Thank you.

CHAIRMAN KIBORT: Thanks.

When I call, please step forward to the podium, state your name and address for the record, confirm if you were sworn in. Actually we had kind of -- oh, one sign-in sheet.

How am I going to do this?

MR. NORDMAN: Ask for a raise of hands.

CHAIRMAN KIBORT: Just raise your hand, whoever

wants to speak on this petition, and then approach the podium, state your name and address for the record.

Go ahead.

MS. CIHLAR: My name is Nancy Cihlar. I live at 13541 Windy Prairie Drive in Del Webb in the 32B neighborhood.

And as we look at the revised plan, they did make the changes that were suggested. But for the residents of 32B, our major objective is still the rezoning to retail. We have no idea what retail will be brought in there. The fact that the access road and Parcel 4 could bring lights, traffic, noise directly to the neighbors and whose homes border that, we respectfully ask that we maintain the open parks and open space that we were -- that is part of that and not rezone the property.

And rather than look at retail, has anyone thought of looking at other things that might be acceptable to the residents directly adjacent to this property?

Perhaps there's a partnership or a committee that could be formed to explore other uses for that that would make the property -- you know, for the property owner, make it not official but something that

would be acceptable to the residents directly behind it.

CHAIRMAN KIBORT: Okay. Thank you.

I would just say that, I mean, the current zoning was -- I'm confused. In that area, was that office park?

MR. NORDMAN: The existing parks and open space --

CHAIRMAN KIBORT: Okay.

MR. NORDMAN: -- and then O corporate office park.

CHAIRMAN KIBORT: Corporate office park to office. So they're already having difficulty marketing some of the existing and even the proposed changes for the rezoning. He's just saying that now that he hopes the rezoning -- and I understood -- I understand, though, that the major objection is rezoning that from previously park to retail, but I'm just saying overall on the rest of the development, you know, a lot of different uses, that's been out there vacant for a long time.

All right. Next person then. Go ahead. Approach the podium, state your name and address for the record.

I'm just confirming everyone was sworn in.

MR. SIMONS: Yes. Ron Simons, 13606 Windy Prairie

Drive, Sun City.

Basically, you know, the developer doesn't have a plan for Parcel 4 or Parcel 7.

Why can't we just give them what they want for the other parcels and leave Parcel 4 and Parcel 7 as park district and let them come back at a different time and tell us what they have in mind?

It's zoned as park district, and it seems to us that that's the way it should stay because we purchased these homes knowing that that was park district land and it would be park district land. And it just is -- it's very difficult for us to understand when you don't have a plan for Parcel 4 or Parcel 7. You just want to rezone it and then hope that someone will come in. It's -- it's very questionable to us, again, because we purchased the homes and paid a good amount of money for the property hoping that it would stay park district land as such.

The other concern of course is the access road, knowing that the only way you can come into Parcel 4 or Parcel 3 is off of 47 and they have to build this access road without a light. So now we're going to have traffic coming in, and if Parcel 4 is rezoned, lights are going to come in and going to be shining

right in. I don't know what size berms they're going to build that's going to stop traffic lights from coming in and coming into our property. But of course we're still concerned about the absorption rates and the lights, the parking lights and everything.

But we would sure like to eliminate Parcel 4 and Parcel 7 from the development, changing that to a business park, and just keep it as park district.

Thank you.

CHAIRMAN KIBORT: Thank you.

Next? Is there anyone else that wants to speak on this petition?

(No response.)

This will be the last chance before it goes to the village board.

Okay. Then questions of the petitioner or staff from plan commission.

Let's start with Darci.

COMMISSIONER CHANDLER: I was hoping you were going to start on the other side.

MR. NORDMAN: If everyone would make sure their mics are on and you're speaking clearly into the mics. You have to project loudly.

COMMISSIONER CHANDLER: Can you hear me all right? Can everybody hear me now?

I'm going to say that I know the developer did make changes according to suggestions that were made, but in all honesty, if I was a resident here, especially for the ones that are close to Parcel 4, I'd say you're still too close. I'm sorry. I don't know about Parcel 7, but, you know, I agree with the gentleman who said that unless you get a plan, I'm going to agree with leaving that as it is. You're just, like I said, too close. If I was living here, I would not want -- I would not want commercial that close to me.

I appreciate that you took zone 1 off. I think that was just a smart choice.

And that's really my main concern right there, is just I still think they're too close.

CHAIRMAN KIBORT: Okay. All right.

Ron.

COMMISSIONER HAHN: I agree with Darci, too.

Are you able to hear me?

I also agree with Darci. I wouldn't want to be a resident there if I bought my house recognizing there was a park district next to it and all of a sudden find that rug was pulled out from under you.

The rest of the petition I'm not overly concerned about. I think we're okay with what else has to present. I also think that we're right on Parcel 7 is probably acceptable. I'm still opposed to Parcel 4 process.

CHAIRMAN KIBORT: Have at it, Dawn.

COMMISSIONER ELLISON: Well, I look at -- we looked at what our notes were from last meeting and this developer did exactly what we asked, to pull down that bottom line on Parcel 4 and he --

COMMISSIONER HAHN: I thought he was pulling it down to the road.

COMMISSIONER CHANDLER: That's what I thought.

COMMISSIONER HAHN: That's what I thought.

COMMISSIONER ELLISON: No, uh-uh. If you go back --

COMMISSIONER HAHN: I thought he was pulling it down to the road to the east and from there south would be --

CHAIRMAN KIBORT: I think it was just a misunderstanding. Dawn and I were on the same understanding. What the developer did is what we asked as a minimum.

COMMISSIONER ELLISON: If you go through this,

you're going to see that's what it was --

CHAIRMAN KIBORT: Yes.

COMMISSIONER ELLISON: -- this developer -- after listening to everybody that was here in November, this developer did exactly what everyone had asked of him.

CHAIRMAN KIBORT: Yeah.

COMMISSIONER ELLISON: As much as a lot of us wouldn't like stuff to go through with that, I think as it is now you're probably better off going this way because I don't see an access road coming in on 47 without a lot -- a lot of industry going in. They just -- they're just not quick about it. And I think that we -- if you do go with this retail in there, you know, let's conquer that as we go next time. But this developer has done exactly what we've asked him to.

UNIDENTIFIED MEMBER OF THE PUBLIC: We can't hear you.

MR. NORDMAN: Can you pass down the mic, please.

COMMISSIONER ELLISON: With what they said last time in November, when we went through all of our lines last November, this guy has done exactly what you guys have asked. When you guys came in here last time, you're gonna see that you wanted that line brought down on that 4, and he brought it down exactly where we asked

him to be. He also cut out that section there.

So I don't see a problem with approving it the way it is tonight. And then you go -- if it does come in as retail through there, then at that time approach that. But I think you're going to have a long time before you see 47 access in there, you know. I know. Because with the way all the improvements are going and the way the State goes, you're just not going to see it. I just -- I know it's exactly what we had.

CHAIRMAN KIBORT: I think you're addressing the point that even if approved he'd still have to sell the property. Even if approved, he still has to sell and market the property. He still has to line up the stars based on somebody to come in there and develop the property. So it's not that your worst fears are unfounded. Like I said, just to clarify what Dawn was saying, is the people that were against changing the park to retail, you're always going to have that objection. But what Dawn was saying and what I agreed to was that -- regarding the changes that they had proposed, they were bringing it much closer, more of the lots, and allowing you people who objected, and then we said can you bring it down to that northwest corner and then straighten it over, and they did that. They did

everything that we said.

So other than the people that are completely against changing that one lot to retail, they did accomplish everything else on that as far as what we asked for. Plus, they made all the changes to the other lots, which I know it's not as close but it does protect some of -- the other neighbors a little bit more by swapping what we came to as a collaborative agreement as far as swapping things around and moving property lines.

So the people that are objecting to it being retail, I understand what you're saying. I get it. What I'm only saying is that -- what Dawn has been pointing out, is that it still may be a long time to develop and that -- you know, I mean, you have empty spaces along Route 47. You know, look, we're still waiting for --

COMMISSIONER ELLISON: Panera.

CHAIRMAN KIBORT: -- we're still waiting for Panera, right. The driving range, the golf range. There's still -- we might be talking 20 years away before some development. So I'm not saying that anyone's waiting you out or anything like that, but I'm saying it's not going to be happening most likely anytime soon. And so I guess I would just say that, you

know, looking at it that way they don't have any plans, they don't have anyone lined up. It's not like someone's come up here with a gas station tomorrow.

So I hope that alleviates some of the concerns. It's still not a perfect world as far as it's not going to be always empty. But it's empty now.

COMMISSIONER ELLISON: Well, I think one of the things, Phil, is -- you know, my main concern was the water in that. And with the wetland maintenance and all that, maybe -- I think that's something that we really need to attack, too, anyway.

MR. WATERS: We can address it tonight if you'd like.

COMMISSIONER ELLISON: Well, you know, we talk about the wetland maintenance. I know there's a lot of water problems out in that area. That's my main concern. So if there could be maybe something in there that we actually look at and see what's going on.

Did any of you guys talk to this gentleman since we've had our meeting in November about your water problems? No?

I mean, that's one thing. That's one of the things that we have problems with there. So I don't know what kind of improvements you're going to make on

the situation, but that would be one thing I would keep in mind is that water situation out there.

MR. BURNEY: Charlie, do you -- is that one of the reasons why staff's recommending a development agreement be entered into with the village board to address issues in writing like wetland maintenance?

MR. NORDMAN: Correct. Yeah. Within the staff report there are a number of items you see listed, which I went over at the last meeting, that are not specifically related to the rezoning, but, again, the bigger picture should the property be developed. That's why we are recommending the development agreement be reviewed by the village board.

COMMISSIONER ELLISON: And that could also be where the berm and all that stuff comes in, too; right?

But the main thing is that water situation out there. It's just horrible. Those guys are always pumping, and I know probably a lot of those old farm drain tiles are probably broke. So that would be one of my main concerns.

CHAIRMAN KIBORT: Yeah. But most of this we're not touching, so as far as -- the only thing I can say is if there's any complaints please give them forward to the developer before any of development is done on even mass

grading.

You're not going to mass grade.

You're just going to market the lot; right?

MR. WATERS: Yes, sir.

CHAIRMAN KIBORT: Okay. So realistically the situation out there, about the only thing that's going to change unless there is a flooding problem, which would be brought to the attention of the board, and maybe the village could do something else as far as something on the property if there is. I know previously what we had was like a drain put in behind the berm for a couple lots. Otherwise the only changes I think you're going to see out there are just going to be aesthetic as far as the outlot, the park land, taking care of any non-natives. There's probably a lot of invasive, non-native plants out there that need to be taken care of so that's not, at least, encroaching onto your properties.

So, I mean, I don't think there's going to be any plan major regional flooding issues that will be able to be taken care, and even then it's only going to be addressed on the development lots. You're not really doing anything to the existing parkway. So I

guess anything that will fall within Lot 4 or Lot 7, you know, you'd be able to take care of that, but you're not going to be able to take care of anything 255 feet or whatever that distance is. So -- and like I said, I'm looking at this as it's just a rezoning change for now. I still think that -- we looked at this property many times in the past. It's not the first time that we've looked at zoning on -- along, you know, Route 47 and Dhamer Drive and I-90. So I came here in '98. A lot of these lots are still empty. That's the only thing I -- my comments is. You know, don't expect anything happening right -- anytime soon on any of these lots. Of course we hope that, you know, perhaps the larger lots, they might be able to entice something large. That would be really nice for taxes for everybody.

Yes. If you wanted to come up, please, Nancy.

MS. CIHLAR: So we understand that he's changed the proposal and met the requirements that the board asked for. But the residents have always, as you stated, been to keep the existing, and by allowing the developer to change the zoning opens up that we can no longer say to people who are buying our property that's zoned park and recreation behind our house. We have to, if asked,

divulge in the real estate disclosures that this is zoned for commercial.

CHAIRMAN KIBORT: Well, you're still gonna have park behind there. If you look at -- you know, there's still a large area.

MS. CIHLAR: Agreed. But just changing that, the Parcel 4 and Parcel 7, which are the closest to the property, if those are rezoned to -- especially 4, to the retail and someone asked us that, as we were told when we asked that and when we purchased our property, it's parks and recreation. We can't say that anymore because we now know that it's not. And if -- especially Parcel 4, if that becomes retail, that might deter people from purchasing from us.

CHAIRMAN KIBORT: Well, I guess my only question would be how would they know the difference between the map before and the map now?

MS. CIHLAR: Because -- I didn't know what that land was behind, but when I looked at my property when I bought it in 2007, I said what could go in behind me, and the real estate agent said that's zoned park and recreation.

CHAIRMAN KIBORT: Directly behind you.

MS. CIHLAR: Yes.

CHAIRMAN KIBORT: It's still going to be park directly behind you, is all my point.

MS. CIHLAR: But in all honesty if 4 comes up to where it comes up to and that is retail, that opens up a whole can of worms.

CHAIRMAN KIBORT: So there's an encroachment of distances, a hundred-and-something feet or 130 feet, that was park before that's now going to be theoretically retail. All I'm still saying is there's still a lot of parkland there.

255 feet? Was that the dimension?

COMMISSIONER ELLISON: Can you go back?

CHAIRMAN KIBORT: 227 is the -- was the previous? It's now 228. Right. So I'm saying, like I said, I'm not going to disagree with you that the zoning would be changing. I'm not going to tell you that your concerns are not valid. Of course not. I'm just saying that you're still going to have parkway there. It's going to be -- and as far as any potential buyer, you're still going to be able to sell it. It's parkway then; it's parkway now.

MS. CIHLAR: For the residents directly behind there and the residents -- I'm most directly affected by 7 because my house is right on the curve where that line

comes up, is probably my house. And the residents in the area are saying why don't you just leave it like we -- like it was zoned when we purchased our property. If you remove 4 and 7, then, you know, other things could be changed.

But why allow what directly affects the residents of 32B to be rezoned?

That's what we're asking.

CHAIRMAN KIBORT: Right. I understand.

MS. CIHLAR: And we understand the man wants to sell his property, needs to make it attractive, but not at our expense.

CHAIRMAN KIBORT: All right. Can we move on to Lori for comments?

COMMISSIONER NICHOLS: First, I want to say thank you for taking into consideration everybody's thoughts and making the changes. We don't get that very often.

AUDIENCE MEMBERS: We can't hear you.

COMMISSIONER NICHOLS: Can you hear me now?

Okay. Thank you for taking into consideration everybody's thoughts and making the changes. We don't usually get that.

I'm okay with everything -- I'm still on the fence about no. 4. I understand the residents'

concerns. If it does get changed, be aware that we are very -- how do I say this -- mindful of you and your concerns, and we will -- we do put into, I don't know, restrictions for lighting and making sure that it's not going to affect you if anything goes in there.

On that corner though, that 228, I still think that's a little short. And I know some of you disagree, but I still think it's a little short. It's still a little too close to them in there.

I was under the assumption -- and maybe this is another miscommunication -- it was going to go down to the access road down there.

COMMISSIONER ELLISON: What would be the distance if it went down to the access road?

MR. NORDMAN: I don't know. I'd defer -- maybe the petitioner could answer the question. I don't have that dimension.

MR. WATERS: I didn't hear the question.

COMMISSIONER NICHOLS: If you brought the line down to the access road, like where that little circle is right there, what would the -- do you know what the distance between that to the corner of the houses would be?

COMMISSIONER ELLISON: That couldn't be 400.

COMMISSIONER NICHOLS: No.

MR. GILLIAN: I don't know the distance for that.

COMMISSIONER CHANDLER: Like 350-something.

MR. GILLIAN: It was very difficult. We did have a meeting here a month and a half ago, and we were very specific. We talked to several of the residents on what exactly the line should be, and we were advised to match those lines. And to come back and talk about moving them further is another question.

When we met with IDOT a week ago, we were talking about access points. We were hoping to get a signal on Route 47 that would cross access both sides of the property. That -- they made that clear that that would be not be an easy thing to get. Basically they said no. Our hope for marketing that property as retail development is if we could get a three-quarter access, right-in right-out we would still have to meet separation requirements that IDOT dictates, and if we keep shortening up that lot, we're going to be down to one entrance point. So, again, it's devaluing the property much more to do that. It's a challenging piece, as you guys know. It wouldn't be sitting there for as long as it sat. So what we're trying to do is get something that -- I know it impacts a few residents

in the village, but we're trying to look at the bigger picture of the village as a whole, what makes sense for the community and as well as my client, of course.

So that's where we're coming from. That's how we came up with these lines. Honestly I thought we walked out of the last meeting with an agreement with the eliminating no. 1 and revising land no. 4 and Parcel 7, and I think we did that.

COMMISSIONER NICHOLS: Okay.

CHAIRMAN KIBORT: I mean, I would agree. They thought they did walk away. They did everything that we asked for. Like I said, it's kind of like it's the all-or-nothing thing. Okay? So the people that are going to be opposed to it no matter what are going to be in the nothing camp. We, I think, did our best job that we could and with input from the residents that were here at the time, and they did do everything that we asked.

So, yes, one last question.

Actually we were on commission, but I will entertain it, quickly.

MR. SIMONS: I just want to say that --

CHAIRMAN KIBORT: Please step up. Your name for the record.

MR. SIMONS: Ron Simons, 13606 Windy Prairie.

Just, it's very interesting to have the developer come up here and also you folks, too, saying that you did everything we asked. We wanted the Parcel 4 and Parcel 7 to remain park district. And it's also interesting the original distance to Parcel 4 was 150 feet. The proposed is 228. That's a 78-feet difference, and you think that that's satisfactory. It's just difficult for us to understand that.

78 feet is what they came down on Parcel 4. Am I wrong on that?

UNIDENTIFIED AUDIENCE MEMBER: You're right.

MR. SIMONS: Thank you.

CHAIRMAN KIBORT: Okay. Well --

COMMISSIONER ELLISON: A lot of times, too, if we look at the -- we look at like -- let's look at Reed Road, the guys out there on Reed Road. I think, Margine, you were out there at one time, when that school went in. There they are all this time, they sat there and thought they were going to have farmland or park, and now they've got a school and a big subdivision. So, I mean, things change over the years. It's just some thought, though, on it.

I don't know what that would be, how much

distance you would lose by going down to that access road or not. Is it 50 feet? 40 feet?

MR. GILLIAN: It's more than that.

MR. WATERS: We'd be guessing.

CHAIRMAN KIBORT: Okay. Well, we're going to have to end this tonight because, like I said, this is -- it's been two meetings. Like I said, I know no matter what there's going to be people that are unhappy. I think we did the best we could with what was proposed to us, as we always have on this commission dating back, you know, twenty-some years.

So if there are no further questions or comments, I'll request a motion --

MR. WATERS: Mr. Chairman, can I make one more comment?

CHAIRMAN KIBORT: Yeah, sure.

MR. WATERS: I appreciate everybody's comments as it relates to the setback. The 228, to keep things in perspective, it's property line to property line. It's not building to building. To give an example, if you know where the Taco Bell is, the home directly across the street is less than 400 feet away, and if you think about it in that vein, it puts it in a better perspective of actually how far away it is. That's

no. 1. No. 2, everybody's talked about it. We did exactly what you folks asked. Please respect that. And then, lastly, one of the things we're going to do -- Dwayne, you can talk to it -- but we committed with the City, we're going to create a huge berm between the residential and the commercial. The commercial -- there's -- when you compare any kind of parking lot to an open field, it's going to look bright because of those lights. It's not an open field. The City is going to insure and we're going to do as well that the lighting and everything else doesn't harm the residential.

Keep in mind Horizon Group had 2800 acres. This is a portion of it. Each piece is part of a big puzzle. I'm not going to do something for a quick sale that's going to harm the rest of the puzzle. I've been here for 20 years. I'm going to finish this project, and each piece is critical to the success of the overall project.

Thank you for your time.

CHAIRMAN KIBORT: Okay. All right. If there are no further questions or comments, I request a motion to close the plan commission public hearing for the petition.

COMMISSIONER NICHOLS: I'll make a motion to close.

COMMISSIONER ELLISON: Second.

CHAIRMAN KIBORT: I've got Lori first. Dawn is second.

Voice vote.

All those in favor to close the petition?

(Response.)

Any opposed?

(No response.)

None noted.

Then would someone on the plan commission like to present a motion on the petition?

And please note that we did have staff add a couple additional conditions.

MR. WATERS: Mr. Chairman, one more question?

CHAIRMAN KIBORT: Pardon?

MR. WATERS: May I ask one more?

CHAIRMAN KIBORT: No. We're going to vote now.

I'm just saying that -- I just want to point out that there's two conditions that staff recommended as part of the petition, and one was the wetland restoration maintenance plan be provided for Lot 8; and then 2, the zoning of the parcel subject to approval of the development agreement with the village

board.

So I'm looking for a motion on the petition. And we do have to -- or I'd like to bring forth a positive motion. If you want to vote against it, then you vote against it.

But looking for a motion and a second.

COMMISSIONER CHANDLER: I'll make a motion to approve Petition 19-11.2 with the additional conditions put forth by the Village.

CHAIRMAN KIBORT: Okay.

COMMISSIONER NICHOLS: I'll second.

CHAIRMAN KIBORT: Lori on the second.

Roll-call vote, please.

COMMISSIONER CHANDLER: Aye.

COMMISSIONER HAHN: No.

COMMISSIONER ELLISON: No.

COMMISSIONER NICHOLS: Aye.

CHAIRMAN KIBORT: Aye.

MR. NORDMAN: That was three ayes and two nays.

CHAIRMAN KIBORT: Yeah.

MR. NORDMAN: So the motion fails. Required four votes for a positive recommendation.

So that will go on to the village board as a negative recommendation.

CHAIRMAN KIBORT: Right. Okay. Do you guys understand that?

It will be going -- it failed to get approval here -- it failed to get approval here. It's going on to the village board, so the village board can still overrule us and approve. They don't have to follow our recommendation.

But I think -- do they need a separate majority vote?

MR. NORDMAN: We'll look into that.

CHAIRMAN KIBORT: Okay. Thank you, everyone.

MR. NORDMAN: Might I recommend a two-minute break.

CHAIRMAN KIBORT: Sure.

(Other Village business conducted.)

* * * * *

STATE OF ILLINOIS)
)
COUNTY OF McHENRY)

I hereby certify that I reported in shorthand the proceedings at the above-entitled public hearing and that the foregoing reported proceedings, consisting of pages 3 through 39, inclusive, is a true, correct, and complete transcript of my shorthand notes so taken at the time and place aforesaid.



JOAN M. HOLUB
Certified Shorthand Reporter
CSR License No. 084-004283

A

able 19:20 26:22 27:2 27:3,14 29:20
above-entitled 40:7
absorption 18:4
acceptable 15:19 16:1 20:4
access 8:3,6,10,18 9:3 9:5,8,13 15:11 17:19 17:22 21:10 22:6 31:12,14,20 32:11 32:12,16 35:1
accommodate 1:8 3:13 11:12
accomplish 23:4
acreage 7:20
acres 7:19,20 36:14
action 11:6
add 5:8 10:1 11:5 12:23 14:4 37:14
additional 37:14 38:8
address 13:1 14:19 15:2 16:20 24:12 25:5
addressed 26:23
addressing 22:10
adjacent 7:22 10:9 15:19
advised 32:7
aesthetic 26:15
affect 31:5
aforesaid 40:11
agent 28:21
ago 32:5,10
agree 19:8,10,19,21 33:10
agreed 22:19 28:6
agreement 11:24 12:3 12:6 23:8 25:4,12 33:7 37:24
ahead 5:11 15:3 16:19
all-or-nothing 33:13
alleviates 24:4
allow 13:23 30:6
allowing 22:22 27:21
Alpha 3:5
amendment 1:8,9 3:12 3:15 5:20 6:1 11:11
amount 17:17
answer 31:16
anticipates 6:12
anymore 28:11
anyone's 23:22
anytime 23:24 27:12
anyway 24:11
APPEARANCES 2:7
application 1:1 6:7,11 6:20 7:10,11 8:5 9:9 10:4 11:19 13:24
appreciate 19:13 35:17
approach 15:1 16:20 22:5
approval 11:8,14,22 11:24 12:4 37:24 39:4,4
approve 38:8 39:6
approved 5:21 8:10 9:5 22:11,12
approving 22:2
approximately 7:20 10:16,21
area 7:21 10:8 16:4 24:16 28:5 30:2
asked 13:14 20:9,22 21:5,15,22,24 23:5 27:19,24 28:9,10 33:12,18 34:4 36:2
asking 14:1 30:8
assumption 31:10
attack 24:11
attention 26:9
attractive 30:11
AUDIENCE 5:4 30:18 34:12
available 14:2
aware 31:1
Aye 38:14,17,18
ayes 38:19

B

B-2 13:23
back 10:14,23 12:7 13:9,10 17:6 20:16 29:12 32:8 35:10
background 9:12,17
base 13:19
based 6:19 22:14
Basically 17:2 32:14
begun 8:5
behalf 2:8
Bell 35:21
berm 25:15 26:13 36:5
berms 18:1
best 33:15 35:9
better 21:9 35:23
big 34:21 36:15
bigger 25:11 33:1
bit 12:1 23:7
board 1:19 5:22 11:15 12:1,4 18:16 25:5,13 26:9 27:19 38:1,23 39:5,5
border 15:13
bottom 20:10
bought 19:22 28:20
BP 1:10,11,15,16 3:15 3:17,23,24 7:19 9:24 10:17,18
break 39:12
bright 36:8
bring 13:16,17 15:12 22:23 38:3
bringing 22:21
broke 25:19
brought 15:11 21:23 21:24 26:9 31:19
build 17:21 18:2
building 35:20,20
BURNEY 2:8 25:3
Burnside 13:5
business 1:10,11,15,16 3:1,15,17,23,24 7:8 10:1,5 13:23 18:8 39:14
buyer 29:19
buying 27:23

C

C-2 1:10,11,12,13 3:16 3:17,18,20 7:8,14 8:18 9:21 10:1,5,20
call 14:14,18
camp 33:15
care 12:16 14:13 26:16,18,22 27:2,3
Certified 40:15
certify 40:6
Chairman 2:1 3:2 4:10,12 5:10 12:8,9 12:13,18 14:3,10,17 14:24 16:2,7,9 18:11 19:17 20:6,20 21:2,6 22:10 23:18 25:21 26:6 28:3,15,23 29:1 29:6,13 30:9,13 33:10,23 34:14 35:5 35:14,16 36:21 37:3 37:15,16,18 38:10 38:12,18,20 39:1,11 39:13
challenging 32:21
chance 18:15
CHANDLER 2:2 4:11 18:20 19:1 20:13 32:3 38:7,14
change 11:1 26:8 27:5 27:22 34:22
changed 27:18 30:5 31:1
changes 5:12 6:24 7:4 7:5 10:9 13:11 15:8 16:11 19:4 22:20 23:5 26:13 30:17,22
changing 18:7 22:17 23:3 28:6 29:16
CHARLES 2:5
Charlie 12:9 14:11 25:3
choice 19:14
Cihlar 2:12 15:4,4 27:18 28:6,18,24 29:3,22 30:10
circle 31:20
circumstance 9:5
City 10:10,17 17:1 36:5,9
clarify 22:16
clear 32:13
clearly 18:23
client 33:3
close 19:6,7,11,12,16 23:6 31:9 36:23 37:1 37:6
closer 22:21
closest 28:7
COEN 2:7
collaborative 23:8
come 3:3 9:14 17:6,15 17:20,24 22:4,14 24:3 27:16 32:8 34:3
comes 25:15 29:3,4 30:1
coming 17:23 18:2,3 21:10 33:4
comment 35:15
comments 12:14,19,19 27:11 30:14 35:13 35:17 36:22
commercial 1:9 3:14 7:8 19:12 28:2 36:6 36:6
commission 1:18 2:1 4:4,7 5:1 9:8 11:8 18:18 33:20 35:10 36:23 37:11
COMMISSIONER 4:9,11 18:20 19:1,19 20:7,11,13,14,15,17 20:24 21:3,7,19 23:17 24:7,14 25:14 29:12 30:15,19 31:13,19,24 32:1,3 33:9 34:15 37:1,2 38:7,11,14,15,16,17
committed 36:4
committee 15:22
community 13:16,17 33:3
Companies 2:11 14:6
compare 36:7
complaints 25:23
complete 6:23 40:10
completely 23:3
comprehensive 1:8 3:13 6:1 12:21
concern 17:19 19:15 24:8,17
concerned 18:4 20:2
concerns 24:5 25:20 29:16 31:1,3
condition 11:22
conditions 11:13 12:15 12:20 37:14,20 38:8
conducted 3:1 39:14
confirm 14:20
confirming 16:22
confused 16:4
conquer 21:14
consideration 1:7 3:11 8:8 30:16,21
considered 6:16
considering 8:3
consisting 40:9
continuation 4:3,5
continued 3:4
corner 1:4,5,6 3:8,9,10 5:19 6:17 7:12 8:22 9:18,20 10:2,3,7 11:21 22:23 31:6,22
corporate 1:12,14,15 1:16 3:18,21,22 4:1 9:20,24 16:8,9
correct 12:17 25:7 40:10
Counsel 2:8
COUNTY 40:2
couple 26:13 37:14
course 17:19 18:3 27:13 29:17 33:3

Court 13:5
create 36:5
creek 1:6 3:10 6:16,19
critical 36:18
cross 32:12
Crystal 1:22
CSR 40:16
current 6:20 7:16 16:4
curve 29:24
cut 22:1

D

Darci 2:2 4:12 18:19 19:19,21
date 13:2
dating 35:10
DAVID 2:5
Dawn 2:3 4:10 20:6,21 22:16,19 23:12 37:3
December 5:22
defer 31:15
Del 15:5
Department 8:2
dependent 6:10 9:2,4
desired 8:11,11,17
detail 11:10
deter 28:13
devaluing 32:20
develop 6:4,6 22:14 23:14
developed 9:15 25:11
developer 6:5,7 17:2 19:4 20:9,22 21:3,5 21:15 25:24 27:21 34:3
development 1:3 2:5,6 3:5 5:15 6:7,13 9:9 11:19,24 12:3,6 13:15,21,22 16:16 18:7 23:21 25:4,12 25:24 26:23 32:16 37:24
Dhamer 1:5 3:8 5:18 6:17 7:13 8:14 9:19 10:2,8 11:21 27:9
dictates 32:18
difference 28:16 34:8
different 5:23 16:17 17:7
difficult 10:15 17:12 32:4 34:9
difficulty 16:10
dimension 29:11 31:17
directly 15:12,19 16:1 28:23 29:2,22,23 30:6 35:21
Director 2:5
disagree 29:15 31:8
disclosures 28:1
discuss 12:1
distance 11:1 27:4 31:13,22 32:2 34:6 35:1
distances 10:13 29:7
district 1:10,10,11,11 1:12,12,13,13,14,14 1:15,15,16,16,17,17 3:16,16,17,18,19,20 3:20,21,22,23,23,24 4:1,1,2 10:22 17:6,8 17:11,11,18 18:9 19:23 34:5
diversify 13:19
divulge 28:1
document 6:2
doing 26:24
drain 25:19 26:12
Drive 1:5 3:8 5:18 6:17 7:13 10:2 11:21 15:5 17:1 27:9
driving 23:19
due 8:12
Dwayne 2:11 14:5 36:4

E

Eakin 6:16
east 1:5 3:9 8:7 9:3 13:21 20:18
easy 32:14
edge 10:22
either 8:19
eliminate 11:2 18:6
eliminating 7:21 33:7
ELLISON 2:3 4:9 20:7,15,24 21:3,7,19 23:17 24:7,14 25:14 29:12 31:13,24 34:15 37:2 38:16
empty 23:14 24:6,6 27:10
encroaching 26:18
encroachment 29:6
engineering 14:6
entered 25:5
entertain 33:21
entice 27:14
entrance 32:20
especially 19:6 28:8,12
estate 28:1,21
evening 8:8 11:7,15 13:4,9
eventually 12:4
everybody 5:12 19:2 21:4 27:15
everybody's 30:16,21 35:17 36:1
exactly 20:9 21:5,15 21:21,24 22:9 32:7 36:2
example 35:20
excuse 10:19
exhibits 10:12
existing 9:16,18 16:6 16:11 26:24 27:21
expect 27:11
expense 30:12
explain 8:9
explained 8:18
explore 15:22

F

fact 15:11
failed 39:3,4
fails 38:21
fall 27:1
far 23:4,9 24:5 25:22 26:10,15 29:19 35:24
farm 25:19
farmland 34:20
favor 4:13 37:6
fears 22:15
feet 8:15 10:16,19,19 10:22,24 27:3 29:7,7 29:11 34:7,10 35:2,2 35:22
fence 30:24
field 36:8,9
final 9:10
finally 11:22
find 19:24
finish 36:17
first 7:5 11:15 13:8 27:7 30:15 37:3
flooding 26:8,21
folks 34:3 36:2
follow 39:7
foregoing 40:8
foremost 7:6
formed 15:22
forth 38:4,9
forward 11:14 12:24 14:18 25:23
four 38:21
Freeman 1:5 3:9 5:18 8:14 9:21
frontage 7:15 10:5
full 8:6,9,24
further 8:17 32:9 35:12 36:22
future 6:6

G

gas 24:3
Gateway 1:8 3:12 5:21 5:24,24 11:12
generally 1:4 3:7 11:20
gentleman 19:9 24:20
getting 12:3
Gillian 2:11 14:5,5 32:2,4 35:3
give 5:9 17:4 25:23 35:20
go 5:7,11 6:22 12:4,5 15:3 16:19 20:15,24 21:8,13,14 22:3 28:20 29:12 31:11 38:23
goes 18:16 22:8 31:5
going 7:7 14:22 17:22 17:24,24 18:1,2,20 19:3,9 21:1,9,11 22:5,8,8,18 23:23 24:6,18,24 26:2,3,7 26:14,14,20,22 27:3 29:1,8,15,16,18,18 29:20 31:5,11 32:19 33:14,14 34:20 35:1 35:5,8 36:3,5,8,10 36:10,15,16,17 37:18 39:3,5
golf 23:19
gonna 21:23 28:3
good 13:3 17:16
grade 26:2
grading 26:1
great 11:10
GRIFFIN 2:6
Group 2:10 13:6 36:13
Grove 13:5
guess 23:24 27:1 28:15
guessing 35:4
guy 21:21
guys 13:10 21:21,22 24:19 25:17 32:22 34:17 39:1

H

HAHN 2:2 19:19 20:11,14,17 38:15
half 32:5
hand 12:5,5 14:24
hands 14:23
happening 23:23 27:12
harm 36:11,16
hear 19:1,2,20 21:16 30:18,19 31:18
heard 4:19,21 7:3
hearing 1:18 4:4,5,8 4:24 7:4 36:23 40:8
hearings 3:3
held 1:18
help 6:12 13:18 14:8
helping 14:6
highlighted 7:5
HOLUB 40:15
home 10:14,17,18 35:21
homes 10:23 15:13 17:10,16
Honestly 33:5
honesty 19:5 29:3
hope 13:12,22,24 17:14 24:4 27:13 32:15
hopes 16:12
hoping 17:17 18:20 32:11
Horizon 2:10 13:6 36:13
horrible 25:17
hour 1:19
house 19:22 27:24 29:24 30:1
houses 31:22
huge 36:5
hundred-and-somet... 29:7
Huntley 1:3,18,19,20 2:9 3:5 5:1,15 13:15

I

I-90 27:9
I-90/Illinois 1:8 3:12 5:20 11:11
idea 15:10
identified 5:24

IDOT 8:9,14 32:10,18
ii 1:9
IL 1:22
Illinois 1:20 8:1 13:5 40:1
impacts 32:24
improve 12:20
improvements 22:7 24:24
improving 12:15
inclusive 40:9
Industrial 1:9 3:13
industry 21:11
information 6:21 9:13 9:17
input 33:16
insure 36:10
intended 6:11
interesting 34:2,6
intersection 5:17 8:20 8:21,22
invasive 26:17
investigating 8:5
issues 25:5 26:21
items 7:12 25:8

J

January 1:19 10:12
Jim 1:5 3:8 5:18 6:17 7:13 8:14 9:19 10:2 10:8 11:21
JOAN 40:15
job 33:15
jobs 13:16
JOHNSON 2:5

K

keep 18:8 25:1 27:21 32:19 35:18 36:13
KIBORT 2:1 3:2 4:10 4:12 5:10 12:9,13,18 14:3,10,17,24 16:2,7 16:9 18:11 19:17 20:6,20 21:2,6 22:10 23:18 25:21 26:6 28:3,15,23 29:1,6,13 30:9,13 33:10,23 34:14 35:5,16 36:21 37:3,16,18 38:10,12 38:18,20 39:1,11,13
kind 14:20 24:24 33:12 36:7
know 11:5 14:9 15:23 16:16 17:2 18:1 19:3 19:7,8 21:14 22:6,7 22:9 23:6,14,15 24:1 24:8,14,15,24 25:18 26:11 27:2,8,11,13 28:4,12,16,18 30:4 31:3,7,15,21 32:2,22 32:24 34:24 35:7,11 35:21
knowing 17:10,20

L

Lake 1:22
land 5:23,23 17:11,11 17:18 26:15 28:19 33:7
large 27:14 28:5
larger 27:13
lastly 36:3
leave 17:5 30:2
leaving 9:1 19:10
left 9:1 10:10,21
left-in 8:23
lessen 13:18
let's 18:19 21:14 34:16
License 40:16
light 1:9 3:13 17:22
lighting 31:4 36:11
lights 15:12 17:24 18:2,4,5 36:9
limited 1:3 3:6 5:15 8:24
line 7:16 20:10 21:23 22:13 29:24 31:19 32:7 35:19,19
lined 24:2
lines 21:20 23:9 32:8 33:5
listed 25:8
listening 21:4
little 9:17 10:15 12:1 23:7 31:7,8,9,20
live 13:4 15:4
living 19:11
located 1:4 3:7 11:20
location 8:11,11,16,17 9:2
long 13:5 16:17 22:5 23:13 32:23
long-range 6:2
longer 6:18 27:22
look 15:7,17 20:7 23:15 24:18 28:4 33:1 34:16,16,16 36:8 39:10
looked 14:11 20:7 27:6 27:8 28:19
looking 9:13 10:7 15:18 24:1 27:5 38:2 38:6
looks 3:2 14:11
Lori 2:3 30:14 37:3 38:12
lose 35:1
lot 7:15 11:17,17 16:16 21:7,11,11 23:3 24:15 25:18 26:3,16 27:1,1,9 29:10 32:19 34:15 36:7 37:23
lots 22:22 23:6 26:13 26:23 27:10,12,14
loudly 18:24

M

M 40:15
main 1:20 19:15 24:8 24:16 25:16,20
maintain 15:14
maintenance 11:16 12:14 24:9,15 25:6 37:22
major 15:9 16:14 26:21
majority 39:9
making 30:17,21 31:4
man 30:10
Manager 2:5,6
map 1:9 3:14 28:17,17
Margine 34:18
MARGO 2:6
market 22:13 26:3
marketable 6:13
marketing 6:12 13:19 16:10 32:15
mass 25:24 26:2
match 32:7
matter 1:1 33:14 35:7
McHENRY 40:2
mean 16:3 23:14 24:22 26:20 33:10 34:22
meet 8:1 13:13 32:17
meeting 4:20 5:12 6:15 7:1,24 8:9,12 10:11 12:2 14:12 20:8 24:20 25:9 32:5 33:6
meetings 35:7
meets 13:13
member 4:7 5:4 21:16 34:12
members 2:1 14:14 30:18
mentioned 5:17 6:14 8:3
met 9:6 27:19 32:10
mic 21:18
mics 18:23,23
mile 8:16
mind 17:7 25:2 36:13
mindful 31:2
minimum 6:8 8:15 20:23
miscommunication 31:11
misunderstanding 20:21
modified 7:19 9:22,23 10:21,23
modifying 7:14
Monday 1:18
money 17:17
month 32:5
motion 4:6,10 11:7 35:13 36:22 37:1,12 38:2,4,6,7,21
move 30:13
moving 23:9 32:8

N

name 13:1,3,4 14:19 15:2,4 16:20 33:23
Nancy 2:12 15:4 27:17
nays 38:19
nearest 10:14,17,18
necessitate 5:20
need 24:11 26:17 39:8
needs 30:11
negative 38:24
neighborhood 7:22 10:9,14 15:6
neighbors 15:13 23:7
nice 27:15
NICHOLS 2:3 30:15 30:19 31:19 32:1 33:9 37:1 38:11,17
noise 15:12
non-native 26:17
non-natives 26:16
NORDMAN 2:5 5:9 5:11 12:12,17 14:23 16:6,8 18:22 21:18 25:7 31:15 38:19,21 39:10,12
northeast 1:5,6 3:9,10 5:19 9:20 10:3
northwest 1:4 3:8 5:18 6:16 7:12 9:18 10:2 10:7 11:18,21 22:23
note 9:7 37:13
noted 4:17 37:10
notes 20:8 40:10
November 4:4,6,20,22 6:15,23 7:1,3,24 10:11,16 13:10 21:4 21:20,21 24:20
number 25:8

O

O 1:12,14,14,16 3:18 3:21,22 4:1 9:19 16:8
Oak 1:6 3:10
oath 5:1
objected 22:22
objecting 23:10
objection 16:14 22:19
objective 13:15 15:9
obviously 9:4
office 1:12,14,15,16 3:18,21,22 4:1 9:20 9:24 13:21 16:5,8,9 16:9
official 4:24 5:2 15:24
oh 5:10 14:21
okay 4:18 5:10 12:9 16:2,7 18:17 19:17 20:2 26:6 30:20,23 33:9,13 34:14 35:5 36:21 38:10 39:1,11
old 25:19
ones 19:6
open 1:13,14,16,17 3:19,21,24 4:2,7,9 7:23 9:19,23 11:18 15:14,15 16:6 36:8,9
opens 27:22 29:4
opposed 4:15 20:4 33:14 37:8
original 34:6
outlined 7:17,17
outlot 26:15
overall 16:15 36:19
overly 20:1
overrule 39:6
owner 1:3 3:6 13:6

15:24

P

P 1:13,14,15,17 3:19 3:21,23 4:1 9:19
p.m 1:19
pages 40:9
paid 17:16
Panera 23:17,19
parcel 1:10,11,11,12 1:13,14,15,16 3:15 3:16,18,19,20,22,23 4:1 7:6,15,15 10:20 11:2 15:12 17:3,3,5 17:6,13,13,21,21,23 18:7,7 19:6,8 20:3,4 20:10 28:7,7,13 33:8 34:5,5,6,11 37:23
parcels 1:4 3:7 8:7,18 9:3,9,11 10:13 11:20 11:23 17:5
Pardon 37:16
park 1:10,11,13,14,15 1:15,16,17 3:15,17 3:19,21,23,24,24 4:2 7:8 9:23,24 10:1,5 16:5,8,9,15 17:6,8 17:10,11,18 18:8,8 19:23 22:18 26:15 27:23 28:4,21 29:1,8 34:5,21
parking 18:5 36:7
parkland 29:10
parks 7:22 9:19 11:17 15:14 16:6 28:11
parkway 1:6 3:10 26:24 29:18,20,21
part 6:18 8:4 12:21 15:15 36:14 37:21
part-time 13:24
partnership 1:3 3:6 5:15 15:21
pass 21:18
people 22:17,22 23:2 23:10 27:23 28:14 33:13 35:8
perfect 24:5
permit 6:10 9:5
person 16:19
perspective 35:19,24
pertains 12:14
petition 1:2 3:5 4:3 6:18 11:9 14:15 15:1 18:13 20:1 36:24 37:6,12,21 38:3,8
petitioner 1:3 3:6 5:7 5:15 6:3,11,15 7:3,4 7:14,18 8:1,2 9:11 11:4,10 12:2,22 18:17 31:16
petitioner's 8:11
PETITIONERS 2:10
Phil 14:6 24:8
Phillip 2:10 13:3,4
picture 10:10,11 25:11 33:2
piece 32:22 36:14,18
place 40:11
plan 1:8,8,18 2:1 3:12 3:13 4:4,7 5:1,21,24 5:24 6:1,6,9 9:7,10 11:7,12,16 12:11,14 12:21 13:12 15:7 17:3,13 18:18 19:9 26:21 36:23 37:11 37:22
planning 6:2
plans 6:3 7:5 24:1
plants 26:17
plat 9:10
please 4:22 12:24 14:18 21:18 25:23 27:16 33:23 36:2 37:13 38:13
Plus 23:5
podium 12:24 14:19 15:2 16:20
point 12:5,8 22:11 29:2 32:20 37:20
pointing 23:13
points 8:3 32:11
pond 7:10
portion 11:2 36:14
positive 11:14 38:4,22
possibility 8:6
potential 6:5 29:19
Powers 8:22
Prairie 15:5 16:24 34:1
present 2:1,4 12:23 20:3 37:12
presentation 5:9 6:23
presented 10:10
presenting 6:3
previous 10:4 14:12 29:13
previously 6:15 7:6 8:2 13:14 16:15 26:12
probably 20:4 21:9 25:18,19 26:16 30:1
problem 22:2 26:8
problems 24:16,21,23
proceedings 5:2 40:7,8
process 20:5
project 18:24 36:18,19
properties 2:10 5:16 6:4,5,6 9:14,15 13:6 26:19
property 1:4 3:7 6:8 6:12,13 9:1,16 13:6 13:7,17,20 15:16,20 15:23,24 17:17 18:3 22:12,13,15 23:9 25:11 26:11 27:6,23 28:8,10,19 30:3,11 32:13,15,21 35:19 35:19
proposal 7:16,18 27:19
proposed 5:23 6:10,14 6:18 7:6,19 8:16,18 9:3,8 11:2,12 16:11 22:21 34:7 35:9
protect 23:6
provide 5:11 6:24 9:17
provided 11:16 37:22
providing 8:6
public 1:18 2:12 3:3 4:4,5,8 7:3 14:14 21:16 36:23 40:7
pull 20:9
pulled 19:24
pulling 20:11,17
pumping 25:18
purchased 17:10,16 28:10 30:3
purchasing 28:14
put 26:12 31:3 38:9
puts 35:23
puzzle 36:15,16

Q

qareportinginc.com 1:23
quarter 8:16
question 12:10 28:15 31:16,18 32:9 33:19 37:15
questionable 17:15
questions 14:2,8 18:17 35:12 36:22
quick 12:10 21:12 36:15
quickly 33:21

R

R 2:8
raise 14:23,24
range 23:19,19
rates 18:4
reach 13:16
real 12:10 28:1,21
realistically 26:6
really 9:2 19:15 24:10 26:24 27:15
reasons 25:4
recognizing 19:22
recommend 11:8,13 11:23 39:12
recommendation 11:14 38:22,24 39:7
recommended 37:21
recommending 25:4 25:12
record 13:1 14:19 15:2 16:21 33:24
recreation 27:24 28:11 28:22
red 7:5,17,21
reduced 7:21
Reed 34:16,17
regarding 12:15 22:20
regional 1:10,11,12,13 3:16,17,19,20 7:9,14 9:21 10:1,6 26:21
related 25:10
relates 35:18
relating 1:3 3:6
relatively 10:24
relocate 6:16
remain 34:5
remains 10:3
remove 30:4
removed 7:9,11,18
report 25:8
reported 40:6,8
Reporter 40:15
REPORTING 1:21
representatives 8:9
request 1:7 3:11 4:6 9:22,23 35:13 36:22
requested 5:14,19 11:6 13:11
requesting 5:16 6:8 9:12 11:9
requests 14:7
require 6:6
required 1:9 3:14 6:10 8:12 11:19 38:21
requirements 8:12 13:13 27:19 32:18
requires 8:14
resident 19:5,22
resident's 12:18
residential 36:6,12
residents 13:18 15:9 15:19 16:1 27:20 29:22,23 30:1,7 32:6 32:24 33:16
residents' 30:24
respect 36:2
respectfully 15:14
response 4:14,16 7:2 18:14 37:7,9
rest 16:16 20:1 36:16
restoration 11:16 12:11,13 37:22
restrictions 31:4
resubdivide 11:20
result 7:11
retail 1:10,11,12,13 3:16,17,19,20 7:9,14 9:22 10:1,6 13:20 15:10,10,17 16:15 21:13 22:4,18 23:3 23:11 28:9,13 29:4,9 32:15
retention 7:10
review 6:9 9:8,10 13:2
reviewed 14:11 25:13
revised 6:21 10:18 15:7
revising 33:7
rezone 1:9 3:15 5:16 9:12,24 13:23 15:16 17:14
rezoned 7:7,7 17:23 28:8 30:7
rezoning 11:9,23 12:5 15:10 16:12,13,14 25:10 27:5
rezonings 5:14,19 11:12
right 3:2,3 10:11,19 12:22 14:10 16:19 18:1 19:1,15,17 20:3 23:19 25:15 26:4 27:12 29:14,24 30:9 30:13 31:21 34:12

36:21 39:1
right-in 8:19,23 32:17
right-out 8:20,23 32:17
road 1:5,22 3:9 5:18 8:14,22 9:21 15:11 17:20,22 20:12,18 21:10 31:12,14,20 34:17,17 35:2
Roll-call 38:13
Ron 2:2,13 16:24 19:18 34:1
Room 1:19
Route 1:5,6,6 3:8,10 3:11 5:17,21 6:17 7:13,13,15 8:4,7,10 8:14,19,22 9:3,6,18 9:21 10:2,5,8 11:11 11:21 23:15 27:8 32:12
rug 19:24

S

SALADIN 2:7
sale 36:16
sat 32:23 34:19
satisfactory 34:8
saw 10:4
saying 16:12,15 22:17 22:19 23:11,12,21 23:23 29:9,14,17 30:2 34:3 37:19
school 34:19,21
schools 13:18
screen 10:15
seated 5:6
second 4:7,11,12 11:22 37:2,4 38:6,11 38:12
section 22:1
see 7:5,12 9:17 10:15 10:15,19,21 11:18 21:1,10,23 22:2,6,9 24:18 25:8 26:14
seeking 11:7 12:20
sell 22:11,12 29:20 30:11
sense 33:2
separate 39:8
separation 10:12 32:18
serve 5:2 8:7
setback 35:18
sheet 14:21
shifted 7:16
shining 17:24
short 31:7,8
shortening 32:19
shorthand 40:7,10,15
shows 10:13
side 8:19 9:3 13:21,22 18:21
sides 32:12
sign-in 14:21
signal 8:6 32:12
signalized 8:10
signals 8:13,13,15
Simons 2:13 16:24,24 33:22 34:1,1,13
sir 26:5
site 6:9 9:10
sitting 32:22
situation 25:1,2,17 26:7
size 18:1
smart 19:14
somebody 22:14
someone's 24:3
soon 23:24 27:12
sorry 12:12 19:7
south 7:16 20:18
space 1:13,14,16,17 3:20,22,24 4:2 7:23 9:19,23 11:18 15:15 16:6
spaces 23:15
spacing 8:12
speak 14:15 15:1 18:13
SPEAKERS 2:12
speaking 18:23
special 2:8 6:9
specific 32:6
specifically 8:4,13 25:10
speed 5:13
staff 2:4 8:1 12:3 18:18 25:7 37:13,20
staff's 25:4
stand 4:22
stars 22:13
start 18:19,21
state 12:24 14:19 15:2 16:20 22:8 40:1
stated 6:11 27:20
station 24:3
stay 6:19 17:9,18
Ste 1:22
step 12:24 14:18 33:23
stop 18:2
straighten 22:24
street 1:20 35:22
stuff 12:16 21:8 25:15
subdivide 6:8
subdivision 9:10 34:22
subject 11:24 13:7 37:23
submit 6:7
submittal 11:19
submitted 9:9 13:12
success 36:18
sudden 19:23
suggested 15:8
suggestions 19:4
summarize 5:14 13:2
summary 5:11 6:24
Sun 10:10,17 17:1
support 13:13,24
sure 18:6,22 31:4 35:16 39:13
swapping 23:8,9
swear 4:18
sworn 4:19,22,23 5:1,5 14:20 16:22

T

Taco 35:21
take 12:16 13:17 27:2 27:3
taken 14:13 26:18,22 40:11
talk 24:14,19 32:8 36:4
talked 14:12 32:6 36:1
talking 23:20 32:11
taxes 13:17 27:15
tell 17:7 29:16
terms 6:21
testimony 5:2 7:2
thank 13:8 14:16 16:2 18:10,11 30:15,20 34:13 36:20 39:11
Thanks 5:6 12:9 14:3 14:17
Thanksgiving 13:11
theoretically 29:9
thing 24:22 25:1,16,22 26:7 27:10 32:14 33:13
things 15:18 23:9 24:8 24:23 30:4 34:22 35:18 36:3
think 19:14,16 20:2,3 20:20 21:8,12 22:5 22:10 24:7,10 26:14 26:20 27:6 31:7,8 33:8,15 34:8,17 35:9 35:22 39:8
THOMAS 2:1,8
thought 15:18 20:11 20:13,14,17 33:6,11 34:20,23
thoughts 30:16,21
three 7:4 38:19
three-quarter 8:20,21 32:16
three-quarters 8:24
tiles 25:19
time 4:18 5:8 6:4 9:11 13:9 16:18 17:7 21:14,20,22 22:4,6 23:13 27:7 33:17 34:18,19 36:20 40:11
times 27:7 34:15
today 6:19
told 28:9
tomorrow 24:3
tonight 3:3 6:22 9:14 13:12 22:3 24:12 35:6
total 7:20
touching 25:22
traffic 8:15 15:12 17:23 18:2
transcript 40:10
Transportation 8:2
true 40:9
try 13:15,15,16,17
trying 32:23 33:1
turn 11:4 12:7
twenty-some 35:11
two 3:14 11:13 35:7 37:20 38:19
two-minute 39:12
type 8:21 9:2

U

uh-uh 20:15
unchanged 10:3
understand 5:3 16:13 17:12 23:11 27:18 30:9,10,24 34:9 39:2
understanding 20:22
understood 16:13
unfounded 22:16
unhappy 35:8
UNIDENTIFIED 5:4 21:16 34:12
unit 11:17
use 5:23 6:9,10
user 6:5,7
uses 5:23 15:22 16:17
usually 30:22

V

V3 2:11 14:6
vacant 1:4 3:7 16:17
valid 29:17
vein 35:23
village 1:18,19 2:4,5,9 3:1 5:21 11:15 12:1 12:4 18:16 25:5,13 26:10 33:1,2 37:24 38:9,23 39:5,5,14
village's 6:1
Virginia 1:22
Voice 37:5
vote 37:5,18 38:4,5,13 39:9
votes 38:22

W

waiting 23:16,18,22
walk 33:11
walked 33:6
WALTERS 2:10
want 17:5,14 19:12,12 19:21 30:15 33:22 37:19 38:4
wanted 13:8 21:23 27:16 34:4
wants 15:1 18:12 30:10
warrants 9:6
water 24:9,16,21 25:2 25:16
Waters 13:3,3,4 14:16 24:12 26:5 31:18 35:4,14,17 37:15,17
way 17:9,20 21:9 22:3 22:7,8 24:1
we'll 5:7 39:10
we're 13:6 14:1 17:22 18:3 20:2,3 23:15,18 25:21 30:8 32:19,23 33:1,4 35:5 36:3,5 36:10 37:18
we've 21:15 24:20 27:7

Webb 15:5
week 32:10
went 11:10 21:20 25:9 31:14 34:19
west 8:7,19 13:22
wetland 11:16 12:10 12:13 24:9,15 25:6 37:22
Windy 15:5 16:24 34:1
wish 14:15
wishes 4:19
wishing 4:21
witness 5:5
Woodridge 2:11
work 13:5
working 12:2
world 24:5
worms 29:5
worst 22:15
wouldn't 19:21 21:8 32:22
WRIGHT 2:7
writing 25:6
wrong 34:11

X

Y

Yeah 21:6 25:7,21 35:16 38:20
years 13:20 23:20 34:22 35:11 36:17
yellow 7:17

Z

ZANCK 2:7
zone 19:13
zoned 17:8 27:23 28:2 28:21 30:3
zoning 1:9 3:14 6:14 7:14,19,23 9:16,18 10:6,13,17,18,22,22 11:3 14:7 16:4 27:8 27:22 29:15 37:23

0

084-004283 40:16

1

1 1:10 3:15 7:6 11:17 19:13 33:7 36:1
1,320 8:15
105 1:22
10987 1:20
13 1:19
130 29:7
13541 15:5
13606 16:24 34:1
1391 13:4
13th 10:12
150 34:7
15th 6:15
19-11.2 1:2 3:5 11:9 38:8

2

2 1:11 3:16 36:1 37:23
20 13:20 23:20 36:17
2007 28:20
2017 5:22
2019 4:4,6 7:3
2020 1:19
21st 5:22
227 10:21 29:13
228 10:24 29:14 31:6 34:7 35:18
255 27:3 29:11
25th 4:4,6,20,22 6:23 7:1,3,24 10:11,16
2800 36:13

3

3 1:11 3:18 17:21 40:9
32 7:22
32B 10:9,14 15:5,9 30:7
350-something 32:3
353 10:16
39 40:9

4

4 1:12 3:19 7:15,15 11:2 15:12 17:3,5,13 17:21,23 18:7 19:6 20:4,10 21:24 27:1 28:7,8,13 29:3 30:4 30:24 33:8 34:5,6,11
40 35:2
400 31:24 35:22
444 10:19
47 1:5,6,6,8 3:8,10,11 3:12 5:17,21 6:17 7:13,13,15 8:4,7,10 8:14,19,22 9:3,6,18 9:21 10:2,5,8 11:11 11:21 17:21 21:10 22:6 23:15 27:8 32:12

5

5 1:13 3:20
50 35:2
556 10:18
58.10 7:20

6

6 1:14 3:22
6:30 1:19
60014 1:22
61.6 7:19

7

7 1:15 3:23 17:3,6,13 18:7 19:8 20:3 27:1 28:7 29:24 30:4 33:8 34:5
7115 1:22
78 34:10
78-feet 34:7

8

8 1:16 4:1 11:17,17 37:23
815)477-2230 1:23

9

98 27:9

March 12, 2020
Village Board Meeting

Agenda Item: **Consideration - An Ordinance Approving a Development Agreement Between the Village of Huntley and Huntley Development Limited Partnership (HDLP)**

Department: **Village Manager's Office**

Introduction

The Village Board approved Ordinance 2019-03.13 on March 28, 2019 approving text amendments to the Zoning Code that provide the Village with the option to require a Development Agreement with the landowner for land zoned in either a Planned Development District (PDD), developed as a Planned Unit Development or as a Special Use. The Development Agreement would be recorded against the property entered into between the Corporate Authorities of the Village and the legal owner of the property subject to the Development Agreement and its lender evidencing the terms and conditions pertaining to the development of the property. The proposed Development Agreement with HDLP is applicable to the approximately 107.9 acres identified in the Zoning Plan presented under a separate agenda item that proposes to rezone property on the east and west sides of IL Route 47 on the north side of Dhamer Drive and Freeman Road and as identified in an exhibit to the Development Agreement.

Staff Analysis

The Development Agreement addresses the following:

- Design guidelines
- Village sign easement for gateway wayfinding and monument signage at the southeast corner of IL Route 47 and Freeman Road, with a contribution of $25,000 from the developer
- Repurposing of the Huntley/Prime ground sign located along I-90
- Installation of a fountain feature in the pond at the northeast corner of IL Route 47 and Freeman Road
- Engineering, construction, and installation of a 16" gravity sanitary sewer line, west of IL Route 47 and north of Dhamer Drive at the sole cost and expense of the Owner
- Traffic study and access approvals by IDOT and the Village for access to IL Route 47
- Contributions for roadway resurfacing of Freeman Road and Dhamer Drive ($50,000 for each roadway)
- The extension of Village Green Drive and the IL Route 47 Multi-Use asphalt path prior to the issuance of a building permit for any parcel fronting IL Route 47
- Burial of overhead utility lines and variation to leave certain lines above ground

Financial Impact

See attached draft agreement.

Legal Analysis

The draft agreement has been reviewed by the Village's Special Counsel.

Action Requested

A motion of the Village Board for an Ordinance Approving a Development Agreement Between the Village of Huntley and Huntley Development Limited Partnership.

Exhibit:

1. Draft Development Agreement
2. Draft Ordinance

DEVELOPMENT AGREEMENT BETWEEN THE VILLAGE OF HUNTLEY AND HUNTLEY DEVELOPMENT LIMITED PARTNERSHIP

THIS DEVELOPMENT AGREEMENT ("*Agreement*") is made and entered into as of the ____ day of 2020 ("*Effective Date*") by and between the **VILLAGE OF HUNTLEY, ILLINOIS**, an Illinois municipal home rule corporation ("*Village*") and **HUNTLEY DEVELOPMENT LIMITED PARTNERSHIP**, an Illinois limited partnership ("*Owner*"). (The Village and the Owner are sometimes referred to individually as a "*Party*" and collectively as the "*Parties*").

WITNESSETH

A. The Village has the authority, pursuant to the laws of the State of Illinois, to promote the health, safety and welfare of the Village and its inhabitants, to prevent the presence of blight, to encourage private development in order to enhance the local tax base, to increase additional tax revenues realized by the Village, to foster increased economic activity within the Village, to increase employment opportunities within the Village, and to enter into contractual agreements with third parties for the purpose of achieving the aforesaid purposes, and otherwise take action in the best interests of the Village; and

B. The Village of Huntley has a population of more than 25,000 persons and is, therefore, a home rule unit under subsection (a) of Section 6 of Article VII of the Illinois Constitution of 1970; and

C. Subject to said Section, a home rule unit may exercise any power and perform any function pertaining to its government and affairs for the protection of the public health, safety, morals and welfare; and

D. The Village Board finds that it is essential to the public interest to foster such economic development project for the public purposes of enhancing the tax base, stabilizing and promoting employment, encouraging private investment in the community and contributing to the welfare and improvement of conditions for the citizens of the Village; and

E. The Owner and the Village now desire to enter into this Agreement for the purpose of setting forth in greater detail the responsibilities of the Owner and the Village with respect to the Property and the Zoning Plan (as hereinafter defined); and

F. The Property is currently vacant, unimproved and legally described as identified in **Exhibit A**; and

G. The Village has determined that it is desirable and in the Village's best interests to assist Owner in the manner set forth herein and this Agreement may be supplemented and amended; and

H. This Agreement has been submitted to the Corporate Authorities of the Village for consideration and review. The Corporate Authorities have taken all actions required to be taken prior to the execution of this Agreement in order to make the same binding upon the Village according to the terms hereof, and any and all actions of the Corporate Authorities of the Village precedent to the execution of this Agreement have been undertaken and performed in the manner required by law; and

I. This Agreement has been submitted to the Owner for consideration and review, the Members have taken all actions required to be taken prior to the execution of this Agreement in order to make the same binding upon the Owner according to the terms hereof, and any and all action of the Owner's Members and Officers precedent to the execution of this Agreement have been undertaken and performed in the manner required by law.

NOW, THEREFORE, in consideration of the foregoing and of the mutual covenants and agreements herein contained, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties do hereby agree as follows:

ARTICLE ONE

INCORPORATION OF RECITALS

The findings, representations and agreements set forth in the above Recitals are material to this Agreement and are hereby incorporated into and made a part of this Agreement as though fully set out in this Article One, and constitute findings, representations and agreements of the Village and of the Owner according to the tenor and import of the statements in such Recitals.

ARTICLE TWO

DEFINITIONS

For the purposes of this Agreement, unless the context clearly requires otherwise, words and terms used in this Agreement shall have the meanings provided from place to place herein, including above in the Recitals hereto and as follows:

"Agreement" means this Development Agreement.

"Change in Law" means the occurrence, after the Effective Date, of an event described below, provided such event materially changes the costs or ability of the Party relying thereon to carry out its obligations under this Agreement and such event is not caused by the Party relying thereon. "*Change in Law*" shall include any of the following: (i) the enactment, adoption, promulgation or modification of any federal, state or local law, ordinance, code, rule or regulation (other than by the Village or with respect to those made by the Village, only if they violate or negatively impact the terms of this Agreement or materially impact Owner's Zoning Plan); (ii) the order or judgment of any federal or state court, administrative agency or other governmental body; (iii) except as otherwise provided herein, the imposition of any conditions on, or delays in, the issuance or renewal of any governmental license, approval or permit (or the suspension, termination, interruption, revocation, modification, denial or failure of issuance or renewal thereof) necessary for the undertaking of the services to be performed under this Agreement; or (iv) the

adoption, promulgation, modification or interpretation in writing of a written guideline or policy statement by a governmental agency (other than the Village or with respect to those made by the Village, only if they violate or negatively impact the terms of this Agreement or materially impact Owner's Zoning Plan).

"Corporate Authorities" means the Village President and Village Board of the Village of Huntley, Illinois.

"Owner" means Huntley Development Limited Partnership or any successor in interest thereof.

"*Owner's Authorized Representative*" means Mr. Phillip E. Waters, as Sr. Vice President of Development, Huntley Development Limited Partnership, or a successor identified in a writing signed by any Officer of Owner.

"***Members***" means the members of Huntley Development Limited Partnership.

"Party" means the Village and/or Owner and its successors and/or assigns as permitted herein, as the context requires.

"Person" means any individual, corporation, partnership, limited liability company, joint venture, association, trust, or government or any agency or political subdivision thereof, or any agency or entity created or existing under the compact clause of the United States Constitution.

"*Property*" means the approximately 107.9 acres legally described in **Exhibit A** upon which the Zoning Plan will be constructed and operated.

"State" means the State of Illinois.

"Uncontrollable Circumstance" means any event which:

a. is beyond the reasonable control of and without the fault of the Party relying thereon; and

b. is one or more of the following events:

i. a Change in Law;

ii. insurrection, riot, civil disturbance, sabotage, act of the public enemy, explosion, nuclear incident, war or naval blockade;

iii. epidemic, hurricane, tornado, landslide, earthquake, lightning, fire, windstorm, other extraordinary or ordinary weather conditions or other similar act of God;

iv. governmental condemnation or taking other than by the Village;

v. strikes or labor disputes;

vi. unreasonable delay in the issuance of building or other permits or approvals by the Village or other governmental authority having jurisdiction;

vii. shortage or unavailability of essential materials, which materially change the ability of the Party relying thereon to carry out its obligations under this Agreement; or

viii. unknown or unforeseeable geo-technical or environmental conditions.

Uncontrollable Circumstance shall not include: economic hardship; unavailability of materials (except as described in b (vii) above); or a failure of performance by a contractor (except as caused by events which are Uncontrollable Circumstances as to the contractor).

For each day that the Village or Owner is delayed by an Uncontrollable Circumstance, as mutually agreed upon, the dates set forth in this Agreement shall be extended by one (1) day.

"Village" means the Village of Huntley, Illinois, an Illinois municipal corporation.

"*Zoning Plan*" means the zoning plan to be approved by the Corporate Authorities attached hereto as **Exhibit B** and made a part hereof, which will rezone the Property to not more than approximately (i) 17.7 acres of commercial development zoned "C-2 Regional Retail," (ii) 5.5 acres to park zoning, and (iii) 84.7 acres of new business park uses, zoned "BP Business Park" in the Village's Planned Development District.

ARTICLE THREE

CONSTRUCTION

This Agreement, except where the context by clear implication shall otherwise require, shall be construed and applied as follows:

a. Definitions include both singular and plural.

b. Pronouns include both singular and plural and cover all genders.

c. The words "include," "includes" and "including" shall be deemed to be followed by the phrase "without limitation."

d. Headings of Articles and Sections herein are solely for convenience of reference and do not constitute a part hereof and shall not affect the meaning, construction or effect hereof.

e. All exhibits attached to this Agreement shall be and are operative provisions of this Agreement and shall be and are incorporated by reference in the context of use where mentioned and referenced in this Agreement. In the event of a conflict between any exhibit and the terms of this Agreement, the terms of this Agreement shall control.

f. Any certificate, letter, or opinion required to be given pursuant to this Agreement means a signed document attesting to or acknowledging the circumstances, representations,

opinions of law or other matters therein stated or set forth. Reference herein to supplemental agreements, certificates, demands, requests, approvals, consents, notices and the like means that such shall be in writing whether or not a writing is specifically mentioned in the context of use.

g. The Village Manager, unless applicable law requires action by the Corporate Authorities, shall have the power and authority to make or grant or do those things, certificates, requests, demands, notices and other actions required that are ministerial in nature or described in this Agreement for and on behalf of the Village and with the effect of binding the Village as limited by and provided for in this Agreement. Owner is entitled to rely on the full power and authority of the Persons executing this Agreement on behalf of the Village as having been properly and legally given by the Village.

h. In connection with the foregoing and other actions to be taken under this Agreement, and unless applicable documents require action by Owner in a different manner, Owner's Authorized Representative shall individually have the power and authority to make or grant or do all things, supplemental agreements, certificates, requests, demands, approvals, consents, notices and other actions required or described in this Agreement for and on behalf of Owner and with the effect of binding Owner in that connection. Owner shall have the right to change Owner's Authorized Representative by providing the Village with written notice of such change which notice shall be sent in accordance with Section 10.1.

ARTICLE FOUR

VILLAGE OBLIGATIONS

Rezoning and other Entitlements by the Village. Upon prior application by the Owner for the appropriate zoning substantially in conformance with the Zoning Plan and after proper notice and a public hearing, the Corporate Authorities of the Village shall approve, at the same meeting of the Corporate Authorities, after approval this Agreement, (i) the necessary map amendments, to rezone the Property pursuant to the Zoning Plan and (ii) the Overhead Utility Burial Variation, pursuant to Section 5.8 below.

ARTICLE FIVE

DEVELOPMENT OBLIGATIONS

Contingent upon the Village's obligations and performance of its obligations in Article IV above and Section 5.8 below, and as may be set forth in this Agreement, the development on the Property shall be subject to the following obligations:

5.1 Design Guidelines. Development of the Property or any part thereof in the BP District shall be generally in accordance with and in substantial compliance with the following design guidelines, as provided for on **Exhibit C**, attached hereto and made apart hereof ("*Development Design Guidelines*"). Any deviations from or exceptions to the Development Design Guidelines may be requested in writing, and as may be approved by the Village at time of any site plan or special use approval for a proposed development on the Property.

5.2 Village Signage. The Owner agrees:

a. The Village shall be granted a sign easement at the southeast corner of IL Route 47 and Freeman Road on the Final Plat of Subdivision for that development area, and not later than ninety (90) days after execution of this agreement , the Owner shall cause to be constructed Village gateway wayfinding and monument signage, as approved by the Village of Huntley, at the Owner's sole cost and expense, in accordance with the I-90/IL 47 Gateway Plan, as located and identified on **Exhibit D** ("*Gateway Signage*"). The Owner shall contribute the initial $25,000. The Village shall reimburse the Owner for costs associated with the Gateway Signage for costs in excess of $25,000 subject to a mutually agreed upon cost prior to construction.

b. The Huntley/Prime ground sign located along I-90 shall be repurposed no less than 90 days after execution of this agreement with a mutually agreed upon modification ("*I-90 Signage*"). The cost of repurposing the I-90 Signage is the responsibility of the Owner, in an amount not to exceed $$50,000.

c. No later than twelve (12) months after issuance of a building permit for the first Zoning Plan parcel at the northeast quadrant of IL Route 47 and Freeman Road, the Owner agrees, at its sole cost and expense, to install a fountain feature in the pond at the northeast corner of IL Route 47 and Freeman Road ("*Fountain Feature*"). Total material and installation costs not to exceed $10,000.00.

5.3 **Gravity Sanitary Sewer Line**. Prior to issuance of the first certificate of occupancy for a development within the re-zoned BP or C-2 area of the Zoning Plan, west of IL Route 47, the Owner agrees to engineer, construct and install at its sole cost and expense a 16" gravity sanitary sewer line, west of IL Route 47 and north of Dhamer Drive ("*Gravity Sewer Line*"). The location and length of the gravity sanitary sewer line is identified in **Exhibit E**. The Village, at its cost, will connect the new sewer line at the current lift station on the NW corner of IL Route 47 and Dhamer Drive.

5.4 **Traffic Study**. The Owner shall provide an updated traffic study, consistent with the Zoning Plan, prepared by V3 Companies, for the Zoning Plan.

5.5 **IL Route 47 Access**. Prior to the issuance of the first certificate of occupancy for a development parcel at the existing access road location (from IL Route 47 to the Village's water tower site), the Owner will evaluate a new 3/4 access intersection north of Freeman Road/Dhamer Drive, subject to the Illinois Department of Transportation ("*IDOT*") and Village approval ("*Access*"). The Village acknowledges that the proposed intersection improvements identified on **Exhibit F** are under the jurisdiction of IDOT and, at Owner's sole election or as required by the Village as part of a final plat of subdivision or other development approval for the property part of the Zoning Approval under this Agreement, the Owner may elect to construct the Access and in such event will comply with all IDOT requirements.

5.6 **Improvements to Freeman Road and Dhamer Drive**. As a result of the increased semi-truck traffic proposed to be generated by the change in zoning, the Owner agrees to the following:

a. East side of IL Route 47. Upon issuance for the final certificate of occupancy for a developed parcel on the east side of IL Route 47, the Owner will contribute $50,000 to the

Village for Freeman Road overlay roadway improvements ("*Freeman Road Overlay Deposit*"). The Owner shall be responsible for any roadway improvements to Freeman Road required to accommodate users locating on the east side of IL Route 47 and part of the Zoning Plan approval under this Agreement. The Village is not requiring the Owner to improve the current road identified as Weber private access drive and part of the Zoning Plan approval under this Agreement.

b. West side of IL Route 47. Upon issuance for the final certificate of occupancy for a developed parcel on the west side of IL Route 47, Owner will contribute $50,000 to the Village for Dhamer Drive overlay roadway improvements ("*Dhamer Drive Overlay Deposit*"). The Village is not requiring the Owner to improve the current road identified as Dhamer Drive and part of the Zoning Plan approval under this Agreement. However, the Owner shall be responsible for any roadway improvements to Dhamer Drive required to accommodate users locating on the west side of IL Route 47 and part of the Zoning Plan approval under this Agreement.

5.7 Village Green Drive and IL Route 47 Multi-Use Path Extension. The Owner agrees, at its sole cost and expense, to extend Village Green Drive and the IL Route 47 Multi-Use asphalt path prior to the issuance of a building permit for any parcel fronting IL Route 47. ("*Road and Path Extension*"). The Multi-Use path will extend from its current terminus point on Oak Creek Parkway and connect to the southern most developed outlot on the east side of Route 47. The Access Road and Multi-Use path extensions are identified on **Exhibit G.** The Village agrees to explore grant opportunities to assist the Owner with the cost of extending the multi-use path. This in no way obligates the Village to fund any of the costs associated with construction of the multi-use path.

5.8 Overhead Utilities. Overhead utility poles on the east side of IL Route 47 as identified in **Exhibit H** ("*Overhead Utility Burial Plan*") are to be removed and utility lines buried or removed from service as decided by ComEd, no later than twelve (12) months after the issuance of a building permit for any development in the C-2 zoned property east of IL Route 47, impacted by the existing poles. The Village shall grant, pursuant to Section 4 above, an exception from Section 155.030 of the Subdivision Code of the Village, or as may be elsewhere referenced in the Code, to waive the requirement to bury the overhead wires and to remove the existing utility poles as identified in **Exhibit H**, in conjunction with the approval of the final plat of subdivision for the impacted overhead utility area. The Village agrees to modify the existing access road easement upon final determination of new roadways.

ARTICLE SIX

REPRESENTATIONS AND WARRANTIES OF OWNERS

Owner represents, warrants and agrees as the basis for the undertakings on its part herein contained that as of the Effective Date hereof and until completion of the Owner's obligations under this Agreement:

6.1 Organization and Authorization. Owner is duly organized and existing Limited Partnership under the laws of the State of Illinois, and is authorized to and has the power to enter into, and by proper action has been duly authorized to execute, deliver and perform, this

Agreement. Owner is solvent, able to pay its debts as they mature and financially able to perform all the terms of this Agreement. To Owner's knowledge, there are no actions at law or similar proceedings which are pending or threatened against Owner which would result in any material and adverse change to Owner's financial condition, or which would materially and adversely affect the level of Owner's assets as of the Effective Date of this Agreement or that would materially and adversely affect the ability of Owner to proceed with the requirements under this Agreement.

6.2 Non-Conflict or Breach. Neither the execution and delivery of this Agreement by Owner, the consummation of the transactions contemplated hereby by Owner, nor the fulfillment of or compliance with the terms and conditions of this Agreement by Owner conflicts with or will result in a breach of any of the terms, conditions or provisions of any offering statements, disclosure statement made or to be made on behalf of Owner (with Owner's prior written approval), any organizational documents, any restriction, agreement or instrument to which Owner or any of its partners or venturers is now a party or by which Owner or any of its partners or its venturers is bound, or constitutes a default under any of the foregoing, or results in the creation or imposition of any prohibited lien, charge or encumbrance whatsoever upon any of the assets or rights of Owner, any related party or any of its venturers under the terms of any instrument or agreement to which Owner, any related party or any of its partners or venturers is now a party or by which Owner, any related party or any of its venturers is bound.

6.3 No Gifts. Owner covenants that no officer, member, manager, employee or agent of Owner, or any other Person connected with Owner, has made, offered or given, either directly or indirectly, to any member of the Corporate Authorities, or any officer, employee or agent of the Village, or any other Person connected with the Village, any money or anything of value as a gift or bribe or other means of influencing his or her action in his or her capacity with the Village.

6.4 Financial Resources. Owner has sufficient financial and economic resources to implement and complete Owner's obligations contained in this Agreement. Owner shall obtain all financing necessary to perform this Agreement

6.5 Additional Owner Warranties:

a. There is no action, suit, investigation or proceeding pending, or to the knowledge of Owner, threatened against or affecting Owner, at law or in equity, or before any court, arbitrator, or administrative or governmental body, nor has Owner received notice in respect of, nor does it have any knowledge of, any default with respect to any judgment, order, writ, injunction, or decree of any court, governmental authority or arbitration board or tribunal, which in either case might reasonably be expected to result in any material adverse change in the business, condition (financial or otherwise) or operations of Owner or the ability of Owner to perform its obligations under this Agreement.

b. Owner has filed all federal, state and other income tax and has paid all taxes as shown on such returns and on all assessments received by it to the extent such taxes have become due, except taxes being contested in good faith by appropriate proceedings for which adequate reserves have been established in accordance with generally accepted accounting principles. Owner knows of no proposed additional tax or assessment against Owner by any governmental

authority that would be reasonably likely to have a material adverse effect on the business, condition (financial or otherwise) or operations of Owner.

c. Owner has not entered into any transaction that would materially and adversely affect its ability to perform its obligations under this Agreement. Owner will immediately notify the Village of any and all events or actions, including, but not limited to, commencement of any administrative or judicial actions, which may materially and adversely affect Owner's ability to carry on its business operations or perform its obligations under this Agreement or any other documents and agreements related to this Agreement or Zoning Plan.

6.6 Indemnification. The Owner releases from and covenants and agrees that the Village, its governing body members, officers, agents, including independent contractors, consultants and legal counsel, servants and employees thereof (hereinafter, for purposes of this Section, collectively the "*Indemnified Parties*") shall not be liable for and agrees to indemnify and hold harmless the Indemnified Parties against any loss, damage, claims, demands, suits, costs, expenses (including reasonable attorney's fees), actions or other proceedings whatsoever by any person or entity whatsoever arising or purportedly arising from the actions, inactions or obligations of the Owner and its officers, employees, agents and/or contractors (or if other persons acting on its behalf or under its direction or control) under this Agreement ("*Indemnified Claims*"); provided, however, that the Owner's indemnity under this Section shall be reduced or released, as the case may be, to the extent the Indemnified Claims are caused, if at all, by the willful misconduct or gross negligence on the part of the Indemnified Parties or to the extent the Indemnified Claims are caused, if at all, by the Village's failure to comply with any material requirement of this Agreement or other applicable law, and the Owner's indemnification pursuant to this Section expressly does not include any claims from third-parties challenging or relating to the Village's authority to enter into this Agreement and the performance of the Village's obligations hereunder

ARTICLE SEVEN

REPRESENTATIONS AND WARRANTIES OF THE VILLAGE

The Village represents, warrants and agrees as the basis for the undertakings on its part herein contained that:

7.1 Organization and Authority. The Village is a municipal corporation duly organized and validly existing under the law of the State of Illinois, is a home rule unit of government, and has all requisite corporate power and authority to enter into this Agreement.

7.2 Authorization. The execution, delivery and the performance of this Agreement and the consummation by the Village of the transactions provided for herein and the compliance with the provisions of this Agreement (i) have been duly authorized by all necessary corporate action on the part of the Village, (ii) require no other consents, approvals or authorizations on the part of the Village in connection with the Village 's execution and delivery of this Agreement, and (iii) shall not, by lapse of time, giving of notice or otherwise result in any breach of any term, condition or provision of any indenture, agreement or other instrument to which the Village is subject.

7.3 **Litigation**. To the best of the Village's knowledge, there are no proceedings pending or threatened against or affecting the Village in any court or before any governmental authority which involves the possibility of materially or adversely affecting the ability of the Village to perform its obligations under this Agreement.

ARTICLE EIGHT

EVENTS OF DEFAULT AND REMEDIES

8.1 **Owner Events of Default**. The following shall be Events of Default with respect to this Agreement:

a. If any material representation made by Owner in this Agreement, or in any certificate, notice, demand or request made by a party hereto, in writing and delivered to the Village pursuant to or in connection with any of said documents, shall prove to be untrue or incorrect in any material respect as of the date made; provided, however, that such default shall constitute an Event of Default only if Owner does not remedy the default within thirty (30) days after written notice from the Village.

b. Default by Owner for a period of thirty (30) days after written notice thereof in the performance or breach of any material covenant contained in this Agreement concerning the existence, structure or financial condition of Owner; provided, however, that such default or breach shall not constitute an Event of Default if such default cannot be cured within said thirty (30) days and Owner within said thirty (30) days initiates and diligently pursues appropriate measures to remedy the default and in any event cures such default within ninety (90) days after such notice.

c. Default by Owner for a period of thirty (30) days after written notice thereof in the performance or breach of any material covenant, warranty or obligation contained in this Agreement; provided, however, that such default shall not constitute an Event of Default if such default cannot be cured within said thirty (30) days and the Owner, within said thirty (30) days initiates and diligently pursues appropriate measures to remedy the default and in any event cures such default within ninety (90) days after such notice, subject to Uncontrollable Circumstances.

d. The entry of a decree or order for relief by a court having jurisdiction in the premises in respect of Owner in an involuntary case under the federal bankruptcy laws, as now or hereafter constituted, or any other applicable federal or state bankruptcy, insolvency or other similar law, or appointing a receiver, liquidator, assignee, custodian, trustee (or similar official) of Owner for any substantial part of its Property, or ordering the winding-up or liquidation of its affairs and the continuance of any such decree or order that is not and in effect for a period of sixty (60) consecutive days.

e. The commencement by Owner of a voluntary case under the federal bankruptcy laws, as now or hereafter constituted, or any other applicable federal or state bankruptcy, insolvency or other similar law, or the consent by Owner to the appointment of or taking possession by a receiver, liquidator, assignee, trustee, custodian (or similar official) of Owner or of any substantial part of the Property, or the making by any such entity of any assignment for the benefit of creditors or the failure of Owner generally to pay such entity's debts as such debts become due

or the taking of action by Owner in furtherance of any of the foregoing, or a petition is filed in bankruptcy by others and not dismissed within sixty (60) consecutive days.

f. Failure to have funds to meet Owner's obligations; provided, however, that such default shall constitute an Event of Default only if Owner does not remedy the default within thirty (30) days after written notice from the Village.

8.2 Village Events of Default. The following shall be Events of Default with respect to this Agreement:

a. If any material representation made by the Village in this Agreement, or in any certificate, notice, demand or request made by a Party hereto, in writing and delivered to Owner pursuant to or in connection with any of said documents, shall prove to be untrue or incorrect in any material respect as of the date made; provided, however, that such default shall constitute an Event of Default only if the Village does not remedy the default, within thirty (30) days after written notice from Owner.

b. Default by the Village in the performance or breach of any material covenant contained in this Agreement concerning the existence, structure or financial condition of the Village; provided, however, that such default or breach shall constitute an Event of Default only if the Village does not, within thirty (30) days after written notice from Owner, initiate and diligently pursue appropriate measures to remedy the default.

c. Default by the Village in the performance or breach of any material covenant, warranty or obligation contained in this Agreement; provided, however, that such default shall not constitute an Event of Default if the Village commences cure within thirty (30) days after written notice from Owner and in any event cures such default within ninety (90) days after such notice, subject to Uncontrollable Circumstances.

8.3 Remedies for Default. In the case of an Event of Default hereunder:

a. The defaulting Party shall, upon written notice as provided in Sections 8.1 and 8.2 above from the non-defaulting Party, take immediate action to cure or remedy such Event of Default. If, in such case, any monetary Event of Default is not cured within thirty (30) days after receipt of the above notice, or if in the case of a non-monetary Event of Default, action is not taken or not diligently pursued, or if action is taken and diligently pursued but such Event of Default or breach shall not be cured or remedied within a reasonable time, but in no event more than ninety (90) days from the receipt of notice as provided above in Sections 8.1 and 8.2 unless extended by mutual agreement, the non-defaulting Party may institute such proceedings as may be necessary or desirable in its opinion to cure or remedy such default or breach, including, but not limited to, proceedings to compel specific performance of the defaulting Party's obligations under this Agreement.

b. In case a Party shall have proceeded to enforce its rights under this Agreement and such proceedings shall have been discontinued or abandoned for any reason, then, and in every such case, the Party shall be restored respectively to their several positions and rights hereunder,

and all rights, remedies and powers of the Parties shall continue as though no such proceedings had been taken.

c. In the event either Party shall institute legal action because of the material breach of any agreement or obligation contained in this Agreement, the prevailing Party shall be entitled to seek all damages, costs and expenses, including reasonable attorneys' fees incurred therefore.

8.4 Reimbursement of Village for Legal and Other Fees and Expenses.

a. To Effective Date of Agreement. The Owner, concurrently with adoption of this Agreement by the Village, shall reimburse the Village for the reasonable expenses of outside contractors and professionals incurred in the preparation and review of this Agreement.

b. From and After Effective Date of Agreement. Upon demand by Village made by and through its Village Manager, Owner from time to time shall promptly reimburse Village for all reasonably enumerated expenses and costs incurred by Village in the administration of the Agreement, including and not limited to reasonable engineering fees, reasonable attorneys' fees and out of pocket expenses involving various and sundry matters such as, but not limited to, preparation and publication, if any, of all notices, resolutions, ordinances and other documents required hereunder, and the review and approval of any plats, easements or other documents related to the Zoning Plan (all of the foregoing are referred to collectively as "*Village Expenses*"). Village Expenses shall be evidenced to the Owner upon its request, by a sworn statement of the Village; and may be further confirmed by the Owner at its option from additional documents relevant to determining such costs and expenses designated from time to time by the Owner.

c. Third Party Litigation. In the event that any third party or parties institute any legal proceedings against the Owner and/or the Village, which relate to the terms of this Agreement, then, in that event, the Owner shall assume, fully and vigorously, the entire defense of such lawsuit and all expenses of whatever nature relating thereto; provided, however:

(i) Neither Party shall make any settlement or compromise of the lawsuit, or fail to pursue any available avenue of appeal of any adverse judgment, which would impose any liability on the other Party, without the prior approval of that Party.

(ii) If a Party, in its sole discretion, determines there is, or may probably be, a conflict of interest between the Village and the Owner, on an issue of importance to a Party having a potentially substantial adverse effect on the third party, then a Party shall have the option of being represented by its own legal counsel. In the event a Party exercises such option, then each Party shall be responsible for its own expenses, including but not limited to court costs, attorneys' fees and witnesses' fees, and other expenses of litigation, incurred by that Party in connection therewith.

8.5 No Waiver by Delay or Otherwise. Any delay by either Party in instituting or prosecuting any actions or proceedings or otherwise asserting its rights under this Agreement shall not operate to act as a waiver of such rights or to deprive it of or limit such rights in any way (it being the intent of this provision that neither Party should be deprived of or limited in the exercise of the remedies provided in this Agreement because of concepts of waiver, laches or otherwise); nor shall

any waiver in fact made with respect to any specific Event of Default be considered or treated as a waiver of the rights by the waiving Party of any future Event of Default hereunder, except to the extent specifically waived in writing. No waiver made with respect to the performance, or the manner or time thereof, of any obligation or any condition under the Agreement shall be considered a waiver of any rights except if expressly waived in writing.

8.6 Rights and Remedies Cumulative. Unless otherwise stated herein, the rights and remedies of the Parties to this Agreement, whether provided by law or by this Agreement, shall be cumulative, and the exercise of any one or more of such remedies shall not preclude the exercise by such Party, at that time or different times, of any other such remedies for the same Event of Default.

ARTICLE NINE

EQUAL EMPLOYMENT OPPORTUNITY

9.1 No Discrimination. Owner will comply with all federal, state and local laws relating to equal employment opportunity.

9.2 Advertisements. Owner will, in all solicitations or advertisements for employees placed by or on behalf of Owner state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, sexual orientation or national origin.

9.3 Contractors. Any contracts made by Owner with any general contractor, agent, employee, independent contractor or any other Person shall contain language similar to that recited in Section 9.1 and 9.2 above.

9.4 Compliance with Law. Owner shall comply with all applicable federal laws, state laws and regulations including without limitation, such laws and regulations relating to minimum wages to be paid to employees, limitations upon the employment of minors, minimum fair wage standards for minors, payment of wages due employees, and health and safety of employees.

ARTICLE TEN

MISCELLANEOUS PROVISIONS

10.1 Notices. All notices, certificates, approvals, consents or other communications desired or required to be given hereunder shall be given in writing at the addresses set forth below, by any of the following means: (a) personal service, (b) electronic communications, whether by telex, telegram or telecopy, (c) overnight courier, or (d) registered or certified first class mail, postage prepaid, return receipt requested.

If to Village : Village of Huntley
10987 Main Street
Huntley, IL 60142
Attention: Village President

With a copy to: Village of Huntley

10987 Main Street
Huntley, IL 60142
Attention: Village Manager

And: Village of Huntley
10987 Main Street
Huntley, IL 60142
Attention: Village Clerk

If to Owner: Huntley Development Limited Partnership
Horizon Group Properties
10275 West Higgins Road, Suite 560
Rosemont, IL 60018
Attention: Mr. Phillip Waters

With a copy to: Storino, Ramello & Durkin

9501 West Devon Avenue, Ste. 800
Rosemont, IL 60018
Attention: Donald J. Storino/Nicholas S. Peppers

The Parties, by notice hereunder, may designate any further or different addresses to which subsequent notices, certificates, approvals, consents or other communications shall be sent. Any notice, demand or request sent pursuant to either clause (a) or (b) hereof shall be deemed received upon such personal service or upon dispatch by electronic means. Any notice, demand or request sent pursuant to clause (c) shall be deemed received on the day immediately following deposit with the overnight courier, and any notices, demands or requests sent pursuant to clause (d) shall be deemed received forty-eight (48) hours following deposit in the mail.

10.2 Time of the Essence. Time is of the essence of this Agreement.

10.3 Integration. Except as otherwise expressly provided herein, this Agreement supersedes all prior agreements, negotiations and discussions relative to the subject matter hereof and is a full integration of the agreement of the Parties.

10.4 Counterparts. This Agreement may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same Agreement.

10.5 Recordation of Agreement. The Parties agree to record a memorandum of this Agreement in form and content mutually agreeable to the Village and the Owner, and executed by the then current owners of the Property, in the appropriate land or governmental records. Owner shall pay the recording charges.

10.6 Severability. If any provision of this Agreement, or any Section, sentence, clause, phrase or word, or the application thereof, in any circumstance, is held to be invalid, the remainder of this Agreement shall be construed as if such invalid part were never included herein, and this Agreement shall be and remain valid and enforceable to the fullest extent permitted by law.

10.7 Choice of Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Illinois.

10.8 Entire Contract and Amendments. This Agreement (together with the exhibits attached hereto) is the entire contract between the Village and Owner relating to the subject matter hereof, supersedes all prior and contemporaneous negotiations, understandings and agreements, written or oral, between the Village and Owner, and may not be modified or amended except by a written instrument executed by the Parties hereto.

10.9 Third Parties. Nothing in this Agreement, whether expressed or implied, is intended to confer any rights or remedies under or by reason of this Agreement on any other person other than the Village and Owner, nor is anything in this Agreement intended to relieve or discharge the obligation or liability of any third persons to either the Village or Owner, nor shall any provision give any third parties any rights of subrogation or action over or against either the Village or Owner. This Agreement is not intended to and does not create any third party beneficiary rights whatsoever.

10.10 Waiver. Any Party to this Agreement may elect to waive any right or remedy it may enjoy hereunder, provided that no such waiver shall be deemed to exist unless such waiver is in writing. No such waiver shall obligate the waiver of any other right or remedy hereunder, or shall be deemed to constitute a waiver of other rights and remedies provided pursuant to this Agreement.

10.11 Cooperation and Further Assurances. The Village and the Owner agree to cooperate in implementing the Zoning Plan in accordance with the Parties' respective obligations set forth in this Agreement and specific approvals by the Village in the future of the zoning, planned unit development and site plans for the Property and Zoning Plan. Whenever any Party is required to take any action pursuant to the terms of this Agreement, including but not limited to giving any consent, such action shall not be unreasonably withheld or delayed. The Village and Owner each covenant and agree that each will do, execute, acknowledge and deliver or cause to be done, executed and delivered, such agreements, instruments and documents supplemental hereto and such further acts, instruments, pledges and transfers as may be reasonably required for the better clarifying, assuring, mortgaging, conveying, transferring, pledging, assigning and confirming unto the Village or Owner or other appropriate persons all and singular the rights, Property and revenues covenanted, agreed, conveyed, assigned, transferred and pledged under or in respect of this Agreement.

10.12 Successors in Interest. This Agreement shall be binding upon and inure to the benefit of the Parties hereto and their respective authorized successors and assigns.

10.13 No Joint Venture, Agency or Partnership Created. Nothing in this Agreement, or any actions of the Parties to this Agreement, shall be construed by the Parties or any third person to create the relationship of a partnership, agency or joint venture between or among such Parties.

10.14 No Personal Liability of Officials of Village or Owner. No covenant or agreement contained in this Agreement shall be deemed to be the covenant or agreement of the Corporate Authorities, its Village President, any official, officer, partner, member, director, agent, employee or attorney of the Village or Owner, in his or her individual capacity, and no official, officer,

partner, member, director, agent, employee or attorney of the Village or Owner shall be liable personally under this Agreement or be subject to any personal liability or accountability by reason of or in connection with or arising out of the execution, delivery and performance of this Agreement, or any failure in that connection.

10.15 No Assignment/Transfer of Agreement. The rights and obligations of the Owner, and any permitted assignee under this Agreement, are personal to the Owner, and no other person or entity shall acquire or have any rights hereunder or by virtue hereof, except that the covenants, conditions and agreements set forth in Section 5.1 hereof shall constitute covenants running with the land and shall be binding upon and inure to the benefit of and be enforceable by and against any owner, tenant, or occupant of the Property and their respective successors, personal representatives, heirs, legatees, and assigns. The Owner may only assign its obligations and rights pursuant to this Agreement with the expressed written consent of the Corporate Authorities of the Village, which consent shall not be unreasonably withheld, conditioned or delayed. The assignee entity shall satisfy the following qualifications:

a. The assignee entity acquiring the Property ("*Assignee*") agrees in writing in a form reasonably acceptable to the Village Attorney to be bound by all of the terms, conditions and obligations of this Agreement.

b. The Assignee has equivalent experience to Owner in the development, ownership and operation of mixed use commercial, office and business park uses similar to the Zoning Plan.

c. The representations and warranties given by the Owner in and pursuant to this Agreement are made by the Assignee.

d. The Owner demonstrates to the Village's commercially reasonable satisfaction that the Assignee's financial condition is equal to or better than that of the Owner.

Notwithstanding any provision of this Agreement to the contrary, upon an assignment of this Agreement to Assignee, as consented to by the Village, the Owner shall be released of any and all obligations imposed upon Owner by this Agreement. Notwithstanding any provisions in this Agreement to the contrary, the foregoing shall in no way limit or restrict the right of Owner to freely transfer, convey or collaterally assign the Property, or any part thereof, without limitation or restriction, or enter into leases of space to tenants. Nothing contained herein shall prohibit the Owner from assigning this Agreement to any entity legally related or legally affiliated with Owner, provided such affiliate has substantially the same or better creditworthiness than Owner. In the event that the Owner transfers this Agreement to another entity, other than an entity related to or affiliated with Owner without obtaining the Village's consent as set forth above the Village's obligations hereunder under this Agreement shall, at Village's option, be suspended until such time as the Agreement is reassigned to Owner or an affiliate of Owner or such time as the Owner secures the Village's consent to the assignment. The restrictions on transfer and assignment are not applicable to the assignment of this Agreement to a Lender, whether by deed in lieu of foreclosure or through judicial foreclosure.

10.16 Repealed. To the extent that any ordinance, resolution, rule, order or provision of the Village's code of ordinances, or any part thereof, is in conflict with the provisions of this Agreement, the provisions of this Agreement shall be controlling, to the extent lawful.

10.17 Estoppel Certificates. Each of the Parties hereto agrees to provide the other, upon not less than ten (10) business days prior request, a certificate ("*Estoppel Certificate*") certifying that this Agreement is in full force and effect (unless such is not the case, in which such Parties shall specify the basis for such claim), that the requesting Party is not in default of any term, provision or condition of this Agreement beyond any applicable notice and cure provision (or specifying each such claimed default) and certifying such other matters reasonably requested by the requesting Party. If either Party fails to comply with this provision within the time limit specified, it shall be deemed to have appointed the other as its attorney-in-fact for execution of same on its behalf as to that specific request only.

ARTICLE ELEVEN

EFFECTIVENESS

The Effective Date for this Agreement shall be the day on which this Agreement is fully executed pursuant to duly enacted Village ordinance authorizing the execution of and adoption this Agreement.

[SIGNATURE PAGE FOLLOWS IMMEDIATELY]

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed on or as of the day and year first above written.

VILLAGE OF HUNTLEY,
an Illinois municipal corporation

By:_____
Its: Village President

ATTEST:

By:_____
Its: Village Clerk

OWNER:
HUNTLEY DEVELOPMENT LIMITED PARTNERSHIP, an Illinois limited partnership

By: Horizon Huntley LLC,
a Delaware limited liability company
and its sole general partner

By: Horizon Group Properties, L.P.,
a Delaware limited partnership
and its manager

By: Horizon Group Properties, Inc.
a Maryland corporation and its
general partner

By:_____
Name:_____
Its:_____

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

I, _____, a Notary Public in and for said County, in the State aforesaid, do hereby certify that _____**,** the Village President of the Village of Huntley, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of said Company, for the uses and purposes therein set forth.

Given under my hand and notarial seal this _____ day of _____, 2020.

_____
Notary Public

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

I, _____, a Notary Public in and for said County, in the State aforesaid, do hereby certify that _____, the Manager of Huntley Development Limited Partnership, personally known to me to be the same person whose name is subscribed to the foregoing instrument appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of said Limited Partnership, for the uses and purposes therein set forth.

Given under my hand and notarial seal this _____ day of _____, 2020.

_____
Notary Public

EXHIBIT LIST

EXHIBIT A	Legal Description
EXHIBIT B	Zoning Plan
EXHIBIT C	Site Development Guidelines
EXHIBIT D	Village Signage
EXHIBIT E	Gravity Sanitary Sewer Line
EXHIBIT F	IL Route 47 Access
EXHIBIT G	Private Access Road/IL Route 47 Path
EXHIBIT H	Overhead Utility Burial Plan

EXHIBIT A
Legal Description

EXHIBIT B
Zoning Plan

EXHIBIT C
Site Development Guidelines

A. Site Development

1. Development of a parcel will require adherence to Illinois drainage law and best management practices for storm water management, to include not increasing the rate of storm water runoff over the runoff estimated from the development parcel and will be required, to the extent practicable, to minimize any increase in runoff volume through "retention" and design of multi stage outlet structures.

2. No stockpiling of excess materials, including soil/dirt, shall be permitted for longer than fifteen (15) months from the time a building permit is issued. An engineer's estimate of probable cost shall be provided for the removal of any stockpile and a cash compliance bond in the amount of the estimate shall be submitted to the Village at the time of building permit application. Upon removal of any stockpile, the subject property shall be properly graded and seeded.

3. The development parcel applicant, assignees, or successors shall design and install all future water service to provide required flow and capacity to accommodate proposed end users and to not unreasonably and negatively impact the Village's water supply and distribution system.

4. The development parcel applicant, assignees, or successors shall design and install a sanitary sewer system required to service future flows and volumes to accommodate proposed end users and to not unreasonably and negatively impact the Village's waste water system.

5. Mass grading shall only be required solely for the land for a particular development parcel application.

6. The applicant/owner for a development parcel agrees to provide the Village with a comprehensive maintenance plan for the site which at a minimum will include the responsibility to maintain all the storm water systems, including storm drains and water quality basins, all private drives, private water and sewer line and the plan is subject to Village Board approval.

7. A backup Special Services Area (SSA) shall be established at the time of final plat of subdivision approval. The backup SSA shall be established to ensure:

    i. Maintenance, restoration, landscaping, repair, replanting and reseeding of open space, common areas, landscaped areas, and natural areas, all in accordance with best management practices;
    ii. Maintenance, restoration, and repair of compensatory storage areas, detention areas, drainage ways and facilities, storm water drainage ways and areas, retaining walls, floodplains, and bioswales, on the subject property including but not limited to maintenance of landscaping, including grass and shrub trimming, tree plantings,

fertilizing and dead material replacement, and removal of debris, obstructions or other impediments;

iii. Maintenance, restoration, repair, and reconstruction of the Private Access Road;

iv. Maintenance, repair, and replacement of traffic signals; and

v. Professionals', contractors' and consultant's fees and costs associated with the provision of the special services described above.

8. To the extent practicable, but in any event not to inhibit development construction, design development and landscaping plans shall incorporate efforts to save and protect the specimen oak trees at the site of the former home/offices east of Route 47.

9. Incorporate a landscape buffer located between the BP-zoned property west of IL Route 47 and the residentially zoned property to the north, of at least 5 feet in height and located a minimum of 30 ft. from the residential property lines to the toe of the landscape buffer berm.

B. Parking/Storage

1. Tractor trailer parking spaces shall not be leased to an off-premise business.

2. The outdoor storage of shipping/cargo containers shall be permitted, if shielded from adjoining right of ways by buildings or other screening methods.

3. Tractor trailer parking shall only be permitted in designated spaces located on the site plan for each building.

4. Parking stalls shall measure no less than ten (10) feet in width and nineteen (19) feet in depth for BP and C2 zoned land.

5. Trucks shall have clear and convenient access into and within the truck courts of every building within the development and should not disrupt commercial vehicular and pedestrian circulation.

C. Architecture

1. Building elevations visible from IL Route 47, Freeman Road and Dhamer Drive shall be articulated by changes in exterior building materials, color, decorative accents and/or articulated features, shall be submitted with the application for a particular development, and shall be reviewed and approved by the Village Board.

2. Loading doors, service docks, and truck courts shall be screened from IL Route 47, Freeman Road, and Dhamer Drive so they are substantially not visible from traffic on IL Route 47, Freeman Road and Dhamer Drive. Proposed screening shall be reviewed and approved by the Village Board.

3. Ground-mounted equipment, including but not limited to mechanical equipment, electrical equipment, emergency generators, boilers, storage tanks, risers, and electrical conduits, but

specifically excluding electrical transformers, shall be screened so as not to be visible from off-site public viewing areas or from adjacent public roads. Screening may be accomplished with walls, fences and/or landscape elements. Proposed screening shall be reviewed and submitted with the application for Final Planned Development and shall be approved by the Village Board.

4. Wall-mounted items, such as roof ladders or electrical panels, shall not be located on the building façade facing adjacent public or private roads when alternative locations are practical and safe. Wall-mounted items should be screened or incorporated into the architectural elements of the building so as not to be visually apparent from public streets, the private access road, or other public areas within or adjacent to development.

5. Rooftop equipment, including but not limited to mechanical equipment, electrical equipment, storage tanks, cellular telephone facilities, satellite dishes, skylights, vents, exhaust fans, hatches, and mechanical ducts, but excluding solar panels, shall be screened so as not to be visible from public roads, the private access road, or visitor parking areas on-site.

6. Rooftop screens shall be integrated into the architecture of the main building.

7. All outdoor refuse containers shall be screened within a permanent, durable enclosure and should be oriented so they are not easily visible from public roads or other public viewing areas.

8. The design of trash enclosures shall reflect the architectural style of adjacent buildings and use similar, high-quality materials.

D. Landscaping

1. Screening Requirements

   Specific screening requirements for business park developments are as follows:

   A. All loading or storage areas that can be viewed from any parking lot, street, retail area or adjacent residential development shall be screened. Screening devices shall consist of walls, fences, grading, landscape or a combination thereof.

   B. All trash dumpsters areas or trash collection areas shall be screened from public view. These areas shall have a complete screening enclosure on three sides. The driveway approach and pad of all trash dumpsters areas or trash collection areas shall be paved in concrete, and each pad area shall include a drain. A hose bib shall be provided within one hundred feet (100') of each dumpster or collection areas.

   C. Parking lots shall be screened from view from any greenway, adjacent property or adjacent street, but shall not need to be screened along any perimeter adjacent to another parking lot. Screening devices shall consist of trees, evergreen shrubs, berms or a combination thereof.

D. The height of the required screening shall be determined by the specific site conditions but generally should be a minimum of four feet (4') tall around parking areas and a minimum of six feet (6') tall around loading areas, storage areas and structures or equipment which is required to be screened. Walls and fences shall be no higher than ten feet (10') above the existing grade.

E. Materials and colors for walls and fences shall be compatible with the architectural style and colors of the buildings within the development. The height of screening devices within the front yard area shall not exceed four feet (4').

2. Landscape Requirements

A. General Design Concepts

Specific landscape requirements for business park development are as follows:

i. All unpaved areas within the development shall be planted with grass, ground cover and/or shrubs and shall be supplemented with trees. A minimum of fifteen percent (15%) of the development parcel shall be devoted to landscape bed plantings. All paved areas shall be bordered by a six inch (6") concrete curb.

ii. All site perimeter edges shall be landscaped. At the perimeter of the development there should generally be a minimum of one (1) tree for every fifty (50) lineal feet of property line. These trees may be planted anywhere within the adjacent yard area.

iii. All sites of buildings shall be landscaped. Ten percent (10%) of the landscaped area between buildings and parking shall be devoted to shrubs.

iv. Plant materials must comply with the "American Standards" design, equal to the "American Standards for Nursery Stock" as established by the American Nurserymen Association.

B. Parking Area Landscaping

Special parking area landscape requirements for business park developments are as follows:

i. Landscaped open space shall be provided within the parking lot at the rate of ten percent (10%) of the total parking area. Parking spaces shall be no farther than eighty feet (80') away from an open space area.

ii. At least one tree per every fifteen (15) parking stalls shall be provided within the parking lot area. All trees should have a minimum height and spread of 10' x 4' at the time of planting and after pruning (a minimum 2" caliper as measured at a height of 12" from the base of the tree).

iii. All landscaped areas in parking lots are to be delineated with six inch (6") concrete curbs.

C. Plant Material Minimum Standards

The following minimum plant material quantities are required in Business Park developments:

Tree quantities

i. 1 tree /1,000 s.f. of landscape area (exclusive of parking lots and project perimeter).

ii. Parking lot area 1 tree /15 parking spaces.

iii. 1 tree per 50 lineal feet of project perimeter.

iv. All tree calipers shall be a minimum of 2", as measured at a height of 12" from the base of the tree.

Shrub quantities

i. A minimum of 15% of the parcel open area shall be devoted to shrubs/groundcover planting beds.

ii. Minimum shrub size 18" height x 18" spread.

Lawn quantities

i. The remaining landscape area not planted with shrubs or groundcover shall be planted with grass.

D. Landscape Maintenance

All landscaping must be maintained in a neat, clean and healthy condition. Specific maintenance requirements are as follows:

i. All trees shall be staked for at least one full growing season or until they are strong enough to withstand wind loads.

ii. All permanent and seasonal plantings must be replaced immediately upon decline (season permitting).

iii. Hedges, where required for screening, shall be planted and maintained to form a continuous, unbroken, solid visual screen within one year after installation.

E. Lighting Requirements

Lighting systems should be designed which provide safety and security. Specific lighting requirements for developments are as follows:

1. Outdoor lighting shall be oriented and shielded to prevent direct illumination or flare onto adjacent properties or roadways.
2. Accent lighting may be used to enhance building entries and special architectural features. Accent lights shall be concealed from view.
3. Building mounted lighting is restricted to loading areas or similar service areas and shall not be used for lighting parking areas or sidewalks.
4. Floodlight fixtures for purposes of lighting outdoor use areas are not allowed, except in service areas.
5. Parking lot lighting standards shall not exceed twenty five (25) feet in height.
6. A minimum light level value of one (1) footcandle shall be provided in all parking areas.
7. High or low pressure sodium vapor lights are unacceptable for building, site or parking lot lighting.
8. Low intensity, energy-conserving night lighting is preferred, such as fixtures equipped with light emitting diodes (LED).
9. All lighting fixtures shall be from the same – or complementary – family of fixtures with respect to design, materials, fixture color, and light color.
10. Lights shall be recessed, or otherwise designed to reduce the problems associated with damage and replacement of fixtures.
11. Neon and similar types of lighting are prohibited in all areas within the development.
12. Architectural accent lighting, including up and/or down lighting via the use of the recessed fixtures, shall be included on plans submitted for Final Planned Development.

EXHIBIT D
Village Signage

EXHIBIT E
Gravity Sanitary Sewer Line

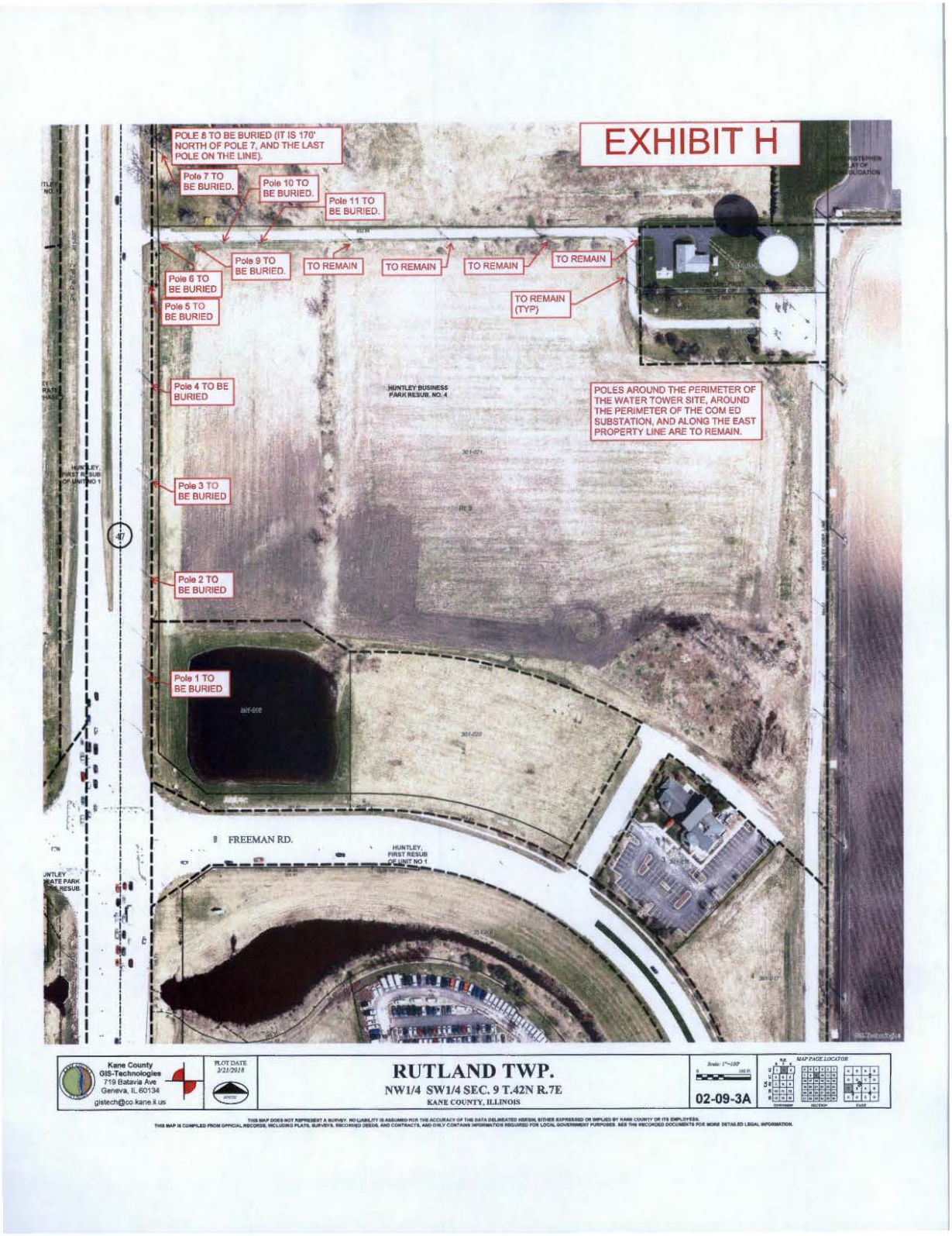


EXHIBIT F
IL Route 47 Access



EXHIBIT G
Private Access Road/IL Route 47 Path

EXHIBIT H
Overhead Utility Burial Plan



AN ORDINANCE APPROVING A DEVELOPMENT AGREEMENT BETWEEN THE VILLAGE OF HUNTLEY AND HUNTLEY DEVELOPMENT LIMITED PARTNERSHIP

Ordinance (O)2020-03.xx

WHEREAS, the Village of Huntley ("Village") is a home rule unit of local government under the Illinois Constitution, 1970, Article VII, Section 6; and

WHEREAS, the petitioner, Huntley Development Limited Partnership ("HDLP"), is requesting to rezone several properties it owns surrounding the intersection of Route 47 and Jim Dhamer Drive/Freeman Road, and said request has been considered as a separate action by the the Village; and

WHEREAS, HDLP and the Village now desire to enter into a Development Agreement for the purpose of setting forth in greater detail the responsibilities of HDLP and the Village with respect to the Property and the Zoning Plan; and

WHEREAS, a Development Agreement substantially in the form as attached hereto has been presented to the Village, with the terms and provisions of such Development Agreement being incorporated herein; and

WHEREAS, the Development Agreement shall be recorded against the property entered into between the Corporate Authorities of the Village and the legal owner of the property subject to the Development Agreement and its lender evidencing the terms and conditions pertaining to the development of the property; and

WHEREAS, the Village hereby expressly adopts and incorporates herein by reference all of the recitals and findings contained within the Development Agreement substantially in the form as attached; and

WHEREAS, the Corporate Authorities of the Village have determined that it is in the best interest of the Village to enter into a Development Agreement with Huntley Development Limited Partnership.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF HUNTLEY as follows:

SECTION I: The Development Agreement, substantially in the form as attached hereto, between the Village of Huntley and Huntley Development Limited Partnership is hereby approved as presented, subject to approval of the final form of such Agreement by the Village Manager in consultation with Village counsel.

SECTION II: The Village Manager or designee is authorized to execute, and the Village Clerk or designee is authorized to attest, the Development Agreement Inc. in its final form; provided, however, that unless Huntley Development Limited Partnership shall have delivered

the executed Development Agreement to the Village within 30 days after the passage and approval of this Ordinance, the Village President and Board of Trustees may, in their sole discretion, rescind the approvals and authorizations granted herein.

SECTION III: This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

SECTION IV: All Ordinances and parts of ordinances in conflict herewith are hereby repealed.

	Aye	Nay	Absent	Abstain
Trustee Goldman	_____	_____	_____	_____
Trustee Hoeft	_____	_____	_____	_____
Trustee Kanakaris	_____	_____	_____	_____
Trustee Leopold	_____	_____	_____	_____
Trustee Piwko	_____	_____	_____	_____
Trustee Westberg	_____	_____	_____	_____

PASSED and APPROVED this 12th day of March, 2020.

APPROVED:

_____
Village President

ATTEST :

_____
Village Clerk

Agenda Item: **Discussion – Policy Direction Regarding a Designated Outdoor Refreshment Area (DORA) during Village-Sponsored Special Events in the Downtown Area**

Department: **Village Manager's Office**

Introduction

The interest in Village-sponsored concerts and special events in the James C. Dhamer Town Square and downtown area has grown significantly in the past several years. Staff has received various inquiries as to whether alcohol purchased at the downtown businesses located within the Designated Outdoor Refreshment Area (DORA) boundary on the days/evenings of Village-sponsored special events can be taken outside the business and consumed in a general area around the Square, as well as if alcohol purchased elsewhere can be brought in and consumed within this area.

Staff Analysis

In researching options, staff has identified a concept referred to as a Designated Outdoor Refreshment Area, or DORA, utilized in various communities throughout the country. The following is proposed to be considered on a trial basis for 2020:

DORA Boundaries (see Exhibit 1):

- Main Street from the eastern edge of Huntley Eye Care to the corner of Main and Church Street.
- The southwest corner of Main and Church Street to the northwest corner of Church and Coral Street
- The Northwest Corner of Coral Street at Church to the northwest corner of Coral Street and Woodstock Street
- The Northwest corner of Woodstock Street at Coral Street to the northwest corner of Main Street and Woodstock Street
- The northwest corner Main at Woodstock Street to the northeast corner of Main Street at Dwyer Street.

Conditions:

- Beverages must be in plastic cups with the businesses name
- Any business, which holds a liquor license, located within the DORA boundaries may register to participate in this program. The permit will require the business to sign and agree to the conditions of the program such as: Participating businesses name the Village as an additional insured on their insurance certificates (both liquor liability and general liability)

DORA Events with Specific Times:

- Concerts in the Square (6-9pm) on the following dates: July 7, 14, 21, 28; Aug 4, 11, 18
- Ladies Night Out (5-8pm) on May 7 and Dec 10
- 1st Friday Nights on the Square (6-10pm) on the following dates: July 3, August 7, September 4, October 2
- Hootenanny Glow 5k (6-10pm) on Sept 12
- Fall Harvest Fest on the Square (11am-4pm) on Oct 18
- A Very Merry Huntley (3-6pm) on December 5

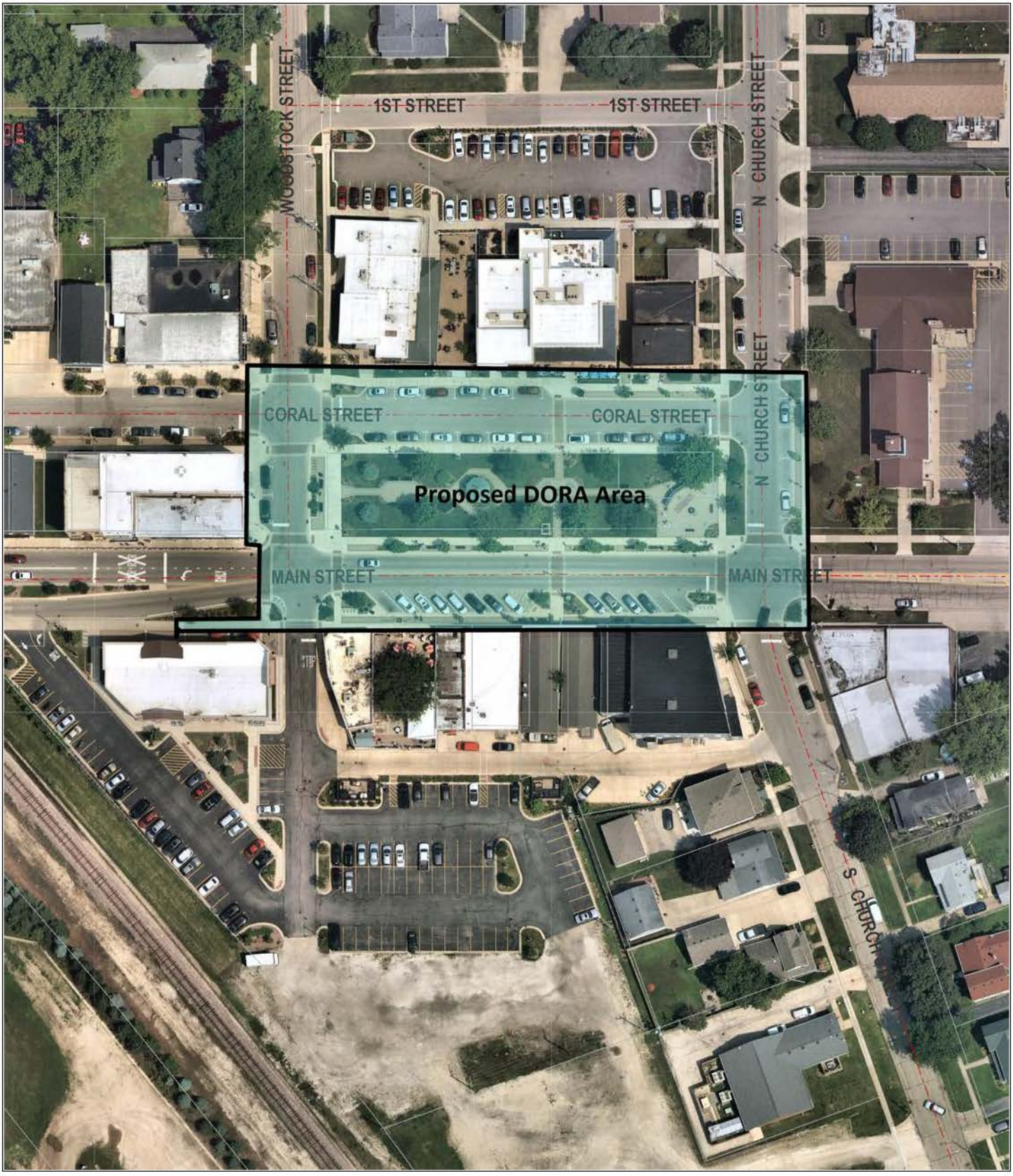
Financial Impact
While there is no financial impact to the Village, the program may enhance the participating businesses during the approved events.

Legal Analysis
Section 110.14 of the Liquor Code, Drinking in Public Places, currently states, "No person shall openly drink or furnish to others any alcoholic liquor to drink upon any street, sidewalk, or public place within the Village unless otherwise permitted under this code." An amendment to the Liquor Code would be required to allow for the Designated Outdoor Refreshment Area.

Question	Yes	No
Does the Village Board have interest in continuing discussions regarding DORA?		
Allow guests to consume alcohol that they have brought in (BYOB)?		
Allow guests to consume alcohol that they have purchased at a business within the DORA boundary?		
If BYOB only, where will consumption be allowed: 1. DORA Boundary 2. Inside the Town Square only		
Should DORA be allowed at all the Village sponsored events as listed?		
Should DORA be allowed at only:		
• Concerts in the Square (7/14, 21, 28; 8/4, 11, 18)		
• Ladies Night Out (5/7 and 12/10)		
• 1st Friday Nights (7/3, 8/7, 9/4, 10/2)		
• Hootenanny Glow 5k (9/12)		
• Fall Harvest Fest on the Square (10/18)		
• A Very Merry Huntley (12/5)		

Action Requested
Staff is requesting policy direction of the Village Board Regarding a Designated Outdoor Refreshment Area (DORA) during Village-Sponsored Special Events in the Downtown Area.

Exhibit:
1. Proposed DORA boundary map
2. Proposed Town Square boundary map



Proposed DORA Area

VILLAGE OF HUNTLEY
10987 Main Street
Huntley, IL 60142
(847)669-9600

DISCLAIMER: The Village of Huntley Does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.

SCALE: 1" = 100 '

Print Date: 1/16/2020



Exhibit 2 – Proposed Town Square Boundary

Agenda Item: **Consideration – An Ordinance Authorizing the Village of Huntley to Join the Intergovernmental Risk Management Agency (IRMA)**

Department: **Finance Department**

Introduction

The Village joined the Municipal (Self) Insurance Cooperative Agency (MICA) insurance pool effective July 1, 2009 to provide public liability insurance. In October 2018, the Village submitted its withdrawal notice to the pool. Based on MICA's by-laws, the Village's membership in the MICA pool does not end until April 30, 2020.

Staff Analysis

On July 11, 2019, members from IRMA gave a presentation of the member owned, self-governed risk pool. After reviewing the advantages that IRMA has to offer, it was a consensus of the Village Board to move forward with discussions of joining this agency. Some of these advantages are outlined below:

- IRMA is a non-profit government entity with all surpluses returned to members. In 2018, IRMA returned $11 million in investment income to its members.
- IRMA is an independent, member-owned risk pool. IRMA is not a "broker" pool, where a broker is paid a commission each year to find private insurance from a "for-profit" company. Members own the pool and control the coverage provided and can enhance coverage to meet the needs of municipalities.
- IRMA offers various grant opportunities associated with CALEA, ILEAP, APWA, Lexipol, BackSafe Training and Safety Equipment.
- IRMA conducts annual property appraisals at no additional cost.
- IRMA is financially stable. IRMA members pay contributions to IRMA based on a uniform and transparent formula that avoids spikes in rates because IRMA utilizes a 5-year look-back at losses and there is also a cap on the amount included in the formula for large losses. The estimated premium for the Village next year is $383,079, which will be prorated for 8-months for FY20.
- IRMA offers six options for deductible credits.
- IRMA offers a variety of training programs tailored to the municipality's individual needs.
- IRMA has no specialized focus on municipalities with higher claims.
- IRMA utilizes an in-house claims department and employs several litigation attorneys.

Financial Impact

If the Village chooses the lowest deductible of $2,500, the total cost for FY20 will be as follows:

1. Pro-rated 2020 Member Premium = $255,386
2. Membership Fee – paid over 5 years = $ 39,505
3. Tail coverage cost for year 1 = $ 13,428

Please note in FY21 the member premium will be for a full 12-month time period from January – December. The membership fee can be paid in one lump sum or over a five-year period. No interest is charged to the Village for paying this one-time fee over 5 years. The tail coverage will cover claims made after May 1, 2020 regarding incidents that happened prior to May 1, 2020.

Total cost for FY20 is $308,319 if the Village chooses the $2,500 deductible. This cost could decrease if the Village increases their deductible. The current FY20 budget includes a dollar amount in the Water Operating Fund, Wastewater Operating Fund and the Liability Insurance of $420,750.

The actual invoice to IRMA will be brought back for Village Board approval in May 2020.

Legal Analysis
Legal Counsel for IRMA drafted and reviewed the draft ordinance.

Action Requested
A motion of the Village Board for an Ordinance Authorizing the Village to Join the Intergovernmental Risk Management Agency (IRMA).

Exhibit
1. Draft Ordinance

ORDINANCE AUTHORIZING THE VILLAGE OF HUNTLEY TO JOIN THE INTERGOVERNMENTAL RISK MANAGEMENT AGENCY (IRMA)

ORDINANCE (O) 2020-03.xx

WHEREAS, the Village of Huntley ("Village") is a home rule municipality under the Illinois Constitution, 1970, Article VII, Section 6; and

WHEREAS, Section 10 of Article VII of the Illinois Constitution of 1970 permits units of local government/public agencies to contract or otherwise associate among themselves in a manner not prohibited by law or by ordinance; and

WHEREAS, 5 ILCS 220/1, et seq., entitled the "Intergovernmental Cooperation Act," permits public agencies to exercise any power or powers privileges or authority which may be exercised by such public agency individually to be exercised and enjoyed jointly with any other public agency in the State; and

WHEREAS, Section 6 of the Intergovernmental Cooperation Act, in furtherance of the provisions contained within Article VII, Section 10 of the Constitution authorizes public agencies to jointly self-insure and authorize each public agency member of the contract to utilize its funds to protect wholly or partially, any public agency member of the contract against liability or loss in the designated insurable area; and

WHEREAS, a number of local governmental agencies have organized themselves into an intergovernmental joint risk pool known as the Intergovernmental Risk Management Agency and have executed a Contract and Bylaws for that Agency; and

WHEREAS, the Village of Huntley made application for membership to the Intergovernmental Risk Management Agency; and

WHEREAS, after diligent review of all issues, including IRMA's Contract and Bylaws, policies, coverages, membership rights and obligations, contribution calculation, claims administration services, risk management and training services, grant programs and the overall operation of IRMA, the Village of Huntley has determined that it is in the best interests of the Village to join IRMA; and

WHEREAS, on December 11, 2019, the Board of Directors of the Intergovernmental Risk Management Agency approved the Village of Huntley for membership into IRMA, conditioned upon the passage of an Ordinance authorizing the execution of the Contract and Bylaws by the Village's Chief Executive Officer.

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

DRAFT

SECTION I: The foregoing recitals are adopted as part of this Ordinance.

SECTION II: The Village of Huntley shall become a member of the Intergovernmental Risk Management Agency on May 1, 2020 and upon such membership shall be subject to the terms and provisions of the IRMA Contract and Bylaws, as amended from time to time and the policies and procedures of the Intergovernmental Risk Management Agency.

SECTION III: The obligation of the Village of Huntley to fully participate in the operations of the Intergovernmental Risk Management Agency as defined in the Contract and Bylaws as amended from time to time and the policies and procedures of the Intergovernmental Risk Management Agency shall commence on May 1, 2020.

SECTION IV: The Village President and the Village Clerk are authorized to execute this Ordinance and deliver a certified copy to IRMA.

SECTION V: This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

	Aye	Nay	Absent	Abstain
Trustee Goldman	_____	_____	_____	_____
Trustee Hoeft	_____	_____	_____	_____
Trustee Kanakaris	_____	_____	_____	_____
Trustee Leopold	_____	_____	_____	_____
Trustee Piwko	_____	_____	_____	_____
Trustee Westberg	_____	_____	_____	_____

PASSED and APPROVED this 12th day of March, 2020.

APPROVED:

_____
Village President

ATTEST:

_____
Village Clerk

DRAFT

Agenda Item: **Consideration – A Resolution Appointing a Delegate and an Alternate Delegate to the Intergovernmental Risk Management Agency (IRMA)**

Department: **Finance Department**

Introduction

Every entity that participates in the Intergovernmental Risk Management Agency (IRMA) is required to appoint a delegate and alternate delegate to represent the Village on the Board of Directors for IRMA. Staff recommends designating Human Resources Manager Chrissy Hoover as the Village's delegate and Director of Finance Cathy Haley as the Village's alternate delegate.

Staff Analysis

A resolution is required to assign the delegate and alternate delegate.

Financial Impact

This item is not anticipated to have any significant financial impact.

Legal Analysis

Legal Counsel for IRMA drafted and reviewed the draft ordinance.

Action Requested

A motion of the Village Board for a Resolution Appointing a Delegate and an Alternate Delegate to the Intergovernmental Risk Management Agency (IRMA).

Exhibit

1. Draft Resolution

A RESOLUTION APPOINTING
A DELEGATE AND ALTERNATE DELEGATE
TO THE INTERGOVERNMENTAL RISK MANAGEMENT AGENCY (IRMA)

RESOLUTION (R) 2020-03.xx

WHEREAS, the Village of Huntley ("Village") is a home rule municipality under the Illinois Constitution, 1970, Article VII, Section 6; and

WHEREAS, the Village has adopted the Contract and By-Laws of the Intergovernmental Risk Management Agency by Ordinance and thereby will become a member of said cooperative; and

WHEREAS, said contract provides that member units of local government shall by majority vote of its corporate authorities select one (1) person to represent that body on the Board of Directors of said Intergovernmental Agency; and

NOW THEREFORE BE IT RESOLVED by the CORPORATE AUTHORITIES, of the Village of Huntley, McHenry County and Kane County, Illinois, as follows:

SECTION I: Chrissy Hoover, Human Resources Manager for the Village of Huntley, is hereby appointed to represent the Village of Huntley on the Board of Directors of said Intergovernmental Risk Management Agency commencing May 1, 2020.

SECTION II: Cathy Haley, Director of Finance for the Village of Huntley, is hereby selected as the alternative representative to serve if Chrissy Hoover is unable to carry out her aforesaid duties as the representative of the Village of Huntley to said Intergovernmental Agency.

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

SECTION III: All Resolutions and parts of resolutions in conflict herewith are hereby repealed.

	Aye	Nay	Absent	Abstain
Trustee Goldman	_____	_____	_____	_____
Trustee Hoeft	_____	_____	_____	_____
Trustee Kanakaris	_____	_____	_____	_____
Trustee Leopold	_____	_____	_____	_____
Trustee Piwko	_____	_____	_____	_____
Trustee Westberg	_____	_____	_____	_____

PASSED and APPROVED this 12th day of March, 2020.

APPROVED:

_____
Village President

ATTEST:

_____
Village Clerk

Agenda Item: **Consideration – An Ordinance Establishing an Administrative Procedure for Assessing and Determining Claims Under the Public Safety Employee Benefits Act**

Department: **Village Manager's Office - Human Resources Division**

Introduction

The Illinois Public Safety Employee Benefits Act, commonly known as PSEBA, is a State statute that requires public employers to pay insurance benefits to public safety employees and their families if the employee suffers a catastrophic injury or is killed in the line of duty. The text of the statute is silent on the procedures by which benefits are applied for or by which eligibility is determined. Illinois courts have held that home rule municipalities may establish procedures for determining eligibility for PSEBA benefits.

Staff Analysis

The Illinois Supreme Court clarified that the award of a line of duty disability pension establishes, as a matter of law, that an employee has suffered a catastrophic injury within the meaning of the PSEBA. In order for a public safety employee to be eligible for PSEBA benefits, the injury or death must have occurred as the result of the officer's response to fresh pursuit, the officer's response to what is reasonably believed to be an emergency, an unlawful act perpetrated by another, or during the investigation of a criminal act.

A formalized procedure will establish an impartial and efficient method of determining the eligibility of an applicant for PSEBA benefits through an administrative process. The proposed ordinance:

- Sets forth the requirements for an application for PSEBA benefits;
- Authorizes the Village Manager to appoint a hearing officer;
- Establishes hearing procedures to determine whether the applicant meets the statutory criteria to be eligible for PSEBA benefits;
- Requires an annual affidavit attesting to the applicants ongoing eligibility for benefits.

Financial Impact

The cost of providing health insurance benefits for public safety employees who are catastrophically injured or die in the line of duty, their spouse and eligible children are associated with PSEBA determination.

Legal Analysis

The draft ordinance was prepared by the Village's labor attorney, Clark, Baird, Smith, LLP.

Action Requested

A motion of the Village Board for an Ordinance Establishing an Administrative Procedure for Assessing and Determining Claims Under the Public Safety Employee Benefits Act.

Exhibits

1. Draft Application for PSEBA Benefits
2. Draft Ordinance

Village of Huntley

Application for Public Safety Employee Benefits Act ("PSEBA") Benefits

The completion of the Application does not automatically qualify one for benefits. The Village of Huntley shall determine eligibility. Additional information may be requested or required. Failure to complete or provide sufficient details of the circumstances of the incident may result in denial of benefits.

Name of Individual Completing Application:_____

If the person completing this application is not the full time police officer, state your relationship to the injured or deceased Officer.

_____

_____

Is the officer injured or deceased?_____

The undersigned states, under oath, as follows:

Name of Injured/Deceased Officer: _____ Phone Number: _____

Address: _____ City/State/Zip: _____

Date of hire of officer:_____

1. Name, age, and relationship of legal dependents of the police officer: (Provide a copy of marriage license and birth certificates of each dependent child with this application.)

_____

_____

_____

2. Describe in detail when, where and how injury and/or death occurred: (Use additional page if length exceeds space)

_____

_____

_____

_____

DRAFT

3. Describe in detail when, where and how disabling and any contributing injuries and/or death occurred and provide any documents in support.

4. List any and all witnesses to the qualifying injury and/or death:

5. Identify the individual to whom the injury was reported, and the circumstances surrounding that report. If the report was not made contemporaneous to the injury, provide an explanation as to why the report was not made contemporaneous to the injury.

6. Was the injury/death in response to fresh pursuit, in response to what was reasonably believed to be an emergency, an unlawful act perpetrated by another, or during the investigation of a criminal act? If so, describe how.

7. Identify the Incident Report Number (s)_____

8. Please describe the nature, extent, date, and circumstances of any previous personal injuries or illness that created any temporary, partial or permanent disability for the police officer. This

DRAFT

information should be provided without regard to the work related nature of the injury or illness. Please indicate the name and address of the treating physician(s).

9. Did any of the injuries identified in the question immediately preceding affect the public safety officer's ability to perform his/her job duties (or the essential functions of his/her job) in any manner? If yes, please explain how the officer was affected.

10. Please identify (name and address) all physicians and physician associated treaters (such as physical therapists, chiropractor, physician assistants etc.) that you have seen in the past ten (10) years.

11. Describe any outside activities, sports, sports leagues, hobbies any other physical activities in which the officer participated. Provide sufficient information to identify the league and/or location of the activity in which the officer participated.

12. Aside from the accident for which the police officer is seeking benefits, has any physician rendered an opinion that the police officer is physically unable to perform the essential functions of the job of a public safety officer.

13. Aside from the accident for which the police officer is seeking benefits, has any physician rendered an opinion, that the police officer is physically or mentally disabled for any other reason and unable to perform the essential functions of the job of a police officer.

DRAFT

14. Please state whether the police officer was employed by any other employer or was self-employed in the twelve (12) months preceding the injury. If so, identify the employer, position held, and hours worked.

15. Was the police officer working in any other capacity in the forty-eight hours preceding the injury for which benefits are being sought? If so, where were they working, what were they doing, and who was with them?

16. Has a line-of-duty disability pension been granted by the Village's Police Pension Fund Board?

☐ Yes ☐ No

17. If yes, provide the date the pension was granted along with a copy of the Pension Board decision. In addition, provide copies of any materials submitted in support of such a pension as well as any other materials that are in your possession that were considered by the Pension Board:

18. If no, provide the date and a copy of the pension application (if any) along with copies of any materials submitted.

19. Provide any other facts that would qualify the injured or deceased officer for PSEBA benefits:

DRAFT

20. Is the officer currently employed? If yes, provide the name, address and telephone number of the employer.

21. Is the officer eligible for health insurance benefits through his/her current employer? If yes, provide details of benefits offered.

22. Is the spouse of the officer currently employed? If yes, provide the name, address and telephone number of the employer.

23. Is the spouse of the officer eligible for health insurance benefits through their current employer? If yes, provide details of benefits offered.

24. Is the child(ren) of the officer currently employed? If yes, provide the name, address and telephone number of the employer(s).

25. Is the child(ren) of the officer eligible for health insurance benefits through their current employer? If yes, provide details of benefits offered.

26. Is the child(ren) of the officer eligible for health insurance benefits through any other source, such as a mother or father who is not the spouse of the applicant? If so, provide the details of the eligibility for insurance including the identity and relationship of the individual through whom the child(ren) are eligible for insurance.

27. Is the child(ren) currently enrolled in school? If yes, identify the date(s) the child was enrolled, course of study, and anticipated date of graduation.

DRAFT

28. The Act states that benefits shall be provided to the injured officer, the officer's spouse and for each dependent child of the officer. List other current sources of health insurance benefits payable to the injured or deceased officer through other employment, and other entity or spouse; include company name, benefit plan, description of benefits and costs to you and/or spouse for single and/or family coverage.

_____

_____

_____

_____

29. Has the injured or deceased officer or any family member on his/her behalf previously made a request for benefits? If so, identify when the request was made, how it was made and to whom it was made and provide any documentation supporting the previous request for benefits.

_____

_____

_____

_____

DRAFT

If the officer, his/her spouse or any of their dependent children become eligible and/or obtain other sources of health insurance benefits, the Village of Huntley must be notified within 30 days of the effective date.

If you or your spouse becomes employed, or are self-employed, the Village of Huntley must be notified within 30 days of the effective date along with the identity of the employer, and position held.

If your PSEBA application is approved, you will be offered free-of-charge the basic group health insurance plan, which is the least expensive health plan offered to Village employees at the time PSEBA benefits are awarded as determined solely by the Village from time to time. PSEBA benefits do not include benefits not provided in the Village's basic group health insurance plan, such as, but not limited to, dental, vision, life insurance, etc.

Essential Functions of the Position of Public Safety Officer

From the position description attached as Appendix 1, list the essential functions that you or the injured public safety officer are unable to perform. Also list any reasonable accommodations that you feel could be made to allow you or the injured public safety officer to perform functions as a public safety officer.

It will be assumed that you or the injured public safety officer are able to perform those duties not listed without accommodation.

Duty that I am Unable to Perform	Reasonable Accommodation to Perform Duty

Right to Investigate Information on Application

To determine eligibility for PSEBA benefits, the Village of Huntley will review relevant medical and other records concerning the injured officer and related individuals covered by this application. Please have the "Medical Information Release and Consent" form (attached as Appendix 2) completed to authorize the Village of Huntley to review the applicant's medical records. Please have every individual over the age of 18 who is included within this application and the request for coverage sign the "Authorization and Waiver" form (attached as Appendix 3) that authorizes the Village of Huntley to access additional information to evaluate the application and eligibility.

DRAFT

VERIFICATION OF INFORMATION PROVIDED BY APPLICANT

This statement is made for the sole purpose of receiving benefits under the Public Safety Employee Benefits Act from the Village of Huntley. The information contained in this application is true to the best of my knowledge and belief. I understand that it is unlawful for a person to *willfully and knowingly make,* or cause to be made, any false, fraudulent, or misleading oral or written statement to obtain health insurance coverage as provided by the Public Safety Employee Benefits Act. 820 ILCS 320/10(a)(3). Such actions constitute a Class A Misdemeanor and can serve as the basis for denial or forfeiture of any benefits paid out under the Public Safety Employee Benefits Act.

I agree to abide by the requirements set forth above regarding the receipt and retention of any PSEBA benefits provided by the Village of Huntley.

I, _____, being duly sworn, and state that I have reviewed the information provided in this application FOR BENEFITS UNDER THE PUBLIC SAFETY EMPLOYEE BENEFITS ACT, and declare, under the penalties provided by law pursuant to section 1-109 of the Code of Civil Procedure, that the statements set forth herein are true and correct, except as to matters therein stated to be on information and belief and as to such matters, I certify that I believe them to be true.

_____ _____
Signature of Applicant Date

State of Illinois)
County of _____)

Subscribed and sworn to
Before me this ___ day of

_____

_____
Notary Public

DRAFT

MEDICAL INFORMATION RELEASE AND CONSENT FORM

(Required for each health care provider)

To: _____ (fill in any health care provider's name and address)

_____

_____

_____

and _____ (fill in any hospital(s) or practice(s) name and address)

_____

_____

_____

I hereby authorize my physician, physical therapist, and any other health care providers, as well as the institution(s) with which they are affiliated, to release to the Village of Huntley and/or its representatives any medical records or other medical information (including by not limited to medical or mental health records, reports, x-rays, photographs, notes, bills, payment schedules, prescriptions, insurance records or claim forms) which relate in any way to my medical and/or mental health treatment. The above described medical records and information should be released to the Village of Huntley's Human Resources Manager at 10987 Main Street, Huntley, IL 60142, or any other authorized Village representative, agent or attorneys. The purpose of such a release is for the Village of Huntley to evaluate my qualifications for free health insurance benefits under the Illinois Public Safety Employee Benefits Act. 820 ILCS 320/1 *et seq*.

The Genetic Information Nondiscrimination Act of 2008 (GINA) prohibits employers and other entities covered by GINA Title II from requesting or requiring genetic information of an individual or family member of the individual, except as specifically allowed by this law. To comply with this law, the Village and I ask that you not provide any genetic information when responding to this request for medical information. 'Genetic information' as defined by GINA includes an individual's family medical history, the results of an individual's or family member's genetic tests, the fact that an individual or an individual's family member sought or received genetic services, and genetic information of a fetus carried by an individual or an individual's family member or an embryo lawfully held by an individual or family member receiving assistive reproductive services.

DRAFT

I understand that by releasing these records, I am waiving any rights I might have under the Illinois Mental Health and Developmental Disabilities Confidentiality Act, which governs disclosure of certain confidential mental health information. This consent will expire one year from the date next to my signature, unless I revoke it earlier at any time, in writing, signed by a witness. I understand any such revocation will not be effective until delivered to the health care providers listed above and will not affect any prior release of information. I understand I may ask to inspect and copy the records which are being released.

I also understand that if I refuse to consent to the release of documents subject to the Illinois Mental Health and Developmental Disabilities Confidentiality Act, the Village of Huntley will assess my application for benefits based solely on the limited information and documentation that it has in its possession.

_____ _____

Name Date

_____

Witness

DRAFT

VILLAGE OF HUNTLEY

PSEBA Applicant's Acknowledgment and Waiver

Please read this carefully and in its entirety before signing below

I authorize the Village of Huntley to investigate any of the information contained on my application for benefits under the PSEBA, including employment records, membership records, education and medical records, and other facts stated on the application. I further authorize all individuals and organizations named in such application to give the Village of Huntley all information relative to such verification. I acknowledge that establishing my eligibility for benefits requires a thorough investigation into my circumstances surrounding my asserted injury, existing and available insurance coverage for myself and my dependents, and information pertaining to the employment or educational status of myself and my dependents. I specifically consent to the disclosure of confidential information required to verify information I have provided and determine my eligibility for claimed benefits, and I waive my rights to enforce any confidentiality protections with regard to this disclosure. Additionally, I waive any claim to privacy in such information, consent to the disclosure of information which may be exempt from disclosure by law, and waive any claims I may have to the protection of such information for the limited purposes of investigating and verifying my application for benefits under the PSEBA. I waive any right I may have to be notified by any individuals and organizations named in my application prior to the release of any information to the Village of Huntley, including the release of information concerning any disciplinary action taken against me by former employers.

I hereby release and discharge the Village of Huntley and any person or entity from whom any such information is obtained from any liability whatsoever related to the use or disclosure of such information.

DRAFT

_____	_____	_____
Date	Print Your Name	Sign Your Name

AN ORDINANCE ESTABLISHING AN ADMINISTRATIVE PROCEDURE FOR ASSESSING AND DETERMINING CLAIMS UNDER THE PUBLIC SAFETY EMPLOYEE BENEFITS ACT

ORDINANCE(O) 2020-03.xx

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

WHEREAS, the Public Safety Employee Benefits Act (PSEBA), (the Act), was enacted in November 1997 to provide free health insurance benefits to the full-time police officers who are killed or catastrophically injured in the line of duty; and

WHEREAS, it has been determined that it is in the best interest of the Village and public safety employees to establish administrative procedures to determine eligibility under the Act by creating a PSEBA application and hearing process.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF HUNTLEY, as follows:

SECTION I: Purpose.

A. The purpose of this ordinance is to provide a fair and efficient method of determining the eligibility of a full-time Village of Huntley police officer to the benefits enumerated under the Act through an administrative process including, if necessary, an administrative hearing. All benefits provided employees pursuant to PSEBA must be consistent with the PSEBA.

B. The administrative procedure established herein is intended to determine eligibility to receive certain health insurance benefits from the Village. This administrative procedure is not a contract that bestows a benefit or entitlement on any particular individual, and may be modified by the Village at any time without notice.

C. Any full-time police officer who suffers a catastrophic injury in the line of duty, may apply for health insurance benefits under the Act as set forth below. The same benefits may be extended to the spouse and eligible dependent children of the catastrophically injured public safety employee or police officer killed in the line of duty, provided the conditions as established by the Act are met.

SECTION II: Application Procedure.

A. *Application Required*. To seek benefits under the Act, a full-time police officer, or in the event of the death or incapacity of the police officer, a family member of the injured or deceased police officer, must file with the Village Manager a fully completed PSEBA application, in writing, within 30 calendar days of the granting of a line-of-duty disability pension.

DRAFT

The application must include the name of employee, date of hire, detailed information regarding the incident, (including date, time, place, nature of injury, any other factual circumstances surrounding said incident giving rise to said claim), witnesses to the incident, witnesses the applicant intends to call at the PSEBA hearing, information and supporting documentation filed with the pension board by the Applicant or identified as exhibits by the pension board and any pension board determination or ruling, documents/information supporting the PSEBA eligibility requirements. Failure to timely file the fully completed application along with submittal of other required information shall result in a forfeiture of the benefits under PSEBA.

Upon request, the Village Manager, or his/her designee, shall furnish a Public Safety Employee Benefit Act application to the Applicant.

B. *Sworn Statement Required.* The PSEBA application shall include a sworn and notarized statement explaining how the disabling injury or death directly resulted from:

1. A police officer's response to fresh pursuit;
2. A police officer's response to what is reasonably believed to be an emergency;
3. A police officer's response to an unlawful act perpetrated by another; or
4. A police officer's participation during the investigation of a criminal act.

C. *Medical Release Required.* A signed PSEBA medical release authorizing the collection of medical information related to the incident including, but not limited to, the disability pension proceedings, worker's compensation records and medical records, must be submitted with the PSEBA application. The PSEBA medical information release must specify the name, address, email and phone information for pertinent health care provider(s) and hospital(s), along with employee's signature and a witness signature. A review of the PSEBA application will not occur until the PSEBA medical authorization release is submitted.

D. *General Information Release Required.* A signed PSEBA general information release authorizing the collection of general information related to the incident, including, but not limited to disability pension proceedings, worker's compensation records and medical records, must be submitted with the application. The PSEBA general information release must specify the name and signature of the employee along with the name and signature of a witness authorizing the collection of information pertinent to the incident review process. A review of the PSEBA application will not occur until the PSEBA general information release is submitted.

E. *Other Information.* Other information necessary to make a determination as to whether an administrative hearing is required, including, but not limited to health insurance benefits the employee is currently receiving or is eligible to receive; or, any other health insurance benefits the employee or family members are otherwise entitled. The Applicant has an ongoing obligation to update information provided. Failure to do so may result in the denial of benefits.

DRAFT

SECTION III: Application Review by the Village Manager and Notification.

A. Upon receipt of a fully completed application for PSEBA benefits timely filed, the Village Manager shall review the application and supporting documents to make an initial determination regarding the application for benefits. That determination may be:

1. A determination to grant benefits based upon the preliminary record;
2. A determination to deny benefits; or
3. The making of such other finding as is consistent with the evidence or by agreement of the Applicant and the Village.

B. If the Village Manager grants the benefit based on the preliminary record and subject to any necessary authorization by the Village Board, the Applicant will be notified and required to make further contact with the Human Resources Manager within thirty (30) calendar days for benefit explanation and processing.

C. If the Village Manager denies the benefit based on the preliminary record, the Applicant will receive written notice of such denial and the Applicant shall have the right to request an administrative hearing which must be served in writing to the Village Manager not later than 30 calendar days after being served with written notice of the denial. Upon receipt of a timely notice from the Applicant, the Village Manager shall schedule an administrative hearing and serve the Applicant with notice of the administrative hearing along with a date for the scheduled administrative hearing.

D. Failure to request an administrative hearing within 30 calendar days after being served with written notice of the denial of PSEBA benefits by the Village Manager shall result in the forfeiture of benefits under the PSEBA.

E. If the Applicant or Village, upon receiving written notice of the administrative hearing date, cannot attend said date as indicated in the notice of administrative hearing, the Applicant or the Village, as the case may be, must contact the Hearing Officer within seven calendar days after being served with notice of the administrative hearing, communicating alternative hearing date(s) which are within close proximity of the original hearing date indicated by the Hearing Officer. Continuances will be granted for good cause only. Failure to appear and/or cooperate in the hearing process may result in denial of benefits.

SECTION IV: Administrative Hearing/Hearing Officer.

A. *Power of the Hearing Officer.* The Hearing Officer shall have all of the powers granted to him under common law relative to the conduct of an administrative hearing including the power to:

1. preside over all Village hearings involving PSEBA;
2. administer oaths;
3. hear testimony taken under oath and affirmation and accept evidence that is relevant to the issue of eligibility under PSEBA;

DRAFT

4. issue subpoenas to secure attendance of witnesses and the production of relevant papers or documents upon the request of the parties or their representatives;
5. rule upon objections in the admissibility of evidence and other motions;
6. preserve and authenticate the record of the hearing and all exhibits in evidence introduced at the hearing;
7. issue a determination based on the evidence presented at the hearing, after entertaining arguments in either oral or written format, at the discretion of the Hearing Officer, the determination of which shall be in writing and shall include a written finding of fact, decision and order.

B. *Appointment of Hearing officer*. The Village Manager is hereby authorized to appoint a person to hold the position of a Hearing Officer for any hearing that shall be scheduled by the Village. In making said selection, the Village Manager shall consider all pertinent information including, at a minimum:

1. the candidate's ability to competently perform the services; and
2. the candidate's service record and performance data made available to the Village Manager on file with the Village or otherwise obtained by the Village.
3. the candidate must be an attorney licensed to practice law in the State of Illinois for at least three years prior to appointment and have knowledge of and experience in employment and labor law, general civil procedure, the rules of evidence, and administrative practice.

SECTION V: Administrative Hearing.

A. An administrative hearing shall be held to adjudicate and determine whether the Applicant is eligible for benefits under PSEBA. If the Applicant is found eligible, the benefits shall be consistent with the Act.

1. *Time and date*. Hearings shall be held on the date, time and place as established by the Village with appropriate notice served upon the Applicant.
2. *Record.* The Applicant, at Applicant's expense, shall ensure that all hearings shall be attended by a certified court reporter and a transcript of all proceedings shall be made by said certified court reporter and a copy be provided to the Village at Applicant's expense within fourteen (14) days of the date of the PSEBA hearing
3. *Procedures.* The Village and the Applicant shall be entitled to representation by counsel at said hearing and may present witnesses, may present testimony and documents, may cross-examine opposing witnesses, and may request the issuance of subpoenas to compel the appearance of relevant witnesses or the production of relevant documents. Each party shall bear the costs of its own counsel and witnesses.
4. *Evidence.* In so far as is practical, the rules of evidence as set forth in the Illinois Code of Evidence shall apply.

DRAFT

5. *Final determination.* The written determination by the Hearing Officer of whether the Applicant is eligible for the benefits under the Public Safety Employee Benefits Act (820 ILCS 320/1 et seq.) shall constitute a final administrative determination for the purpose of judicial review.

6. *Burden of proof.* At any administrative hearing, the Applicant shall have the obligation and burden of proof to establish that the Applicant is qualified to receive the benefits.

7. *Administrative records.* All records pertaining to the administrative process will be held in a separate file in the employee's name maintained by the Village.

SECTION VI: Health Insurance Benefits.

A. If an applicant is determined to be eligible for PSEBA benefits, the applicant will be eligible to receive continued health coverage consistent with the PSEBA under the Village's basic group health insurance plan. The basic group health insurance plan shall be the least expensive health plan offered to Village employees at the time PSEBA benefits are awarded as determined solely by the Village from time to time. PSEBA benefits do not include benefits not provided in the Village's basic group health insurance plan including, but not limited to, dental, vision, life insurance, etc.

SECTION VII: Other Health Insurance Benefits.

A. Health insurance benefits payable from any other source will reduce the benefits payable from the Village. Each Applicant will be required to sign an affidavit attesting to the fact that he/she is not eligible for insurance benefits from any other source.

B. It is the responsibility of the benefit recipient to notify the Village within 30 days of any changes to other sources of health insurance benefits. Receipt of benefits in violation of this provision will require reimbursement to the Village of any benefits received. The Village reserves the right on an annual basis to have the benefit recipient provide another affidavit affirming whether other health insurance is available or payable to the Applicant, his/her spouse and/or his/her qualifying dependent children.

The Applicant is also required to notify the Village when the Applicant becomes Medicare eligible so the Village can assist with the transition to Medicare coverage and/or adjust health insurance benefits accordingly.

SECTION VIII: If any provision of this Ordinance is subsequently declared by State or Federal legislative or judicial authority to be unlawful, unenforceable, or not in accordance with applicable statutes, all other provisions of this Agreement shall remain in full force and effect.

SECTION IX: This Ordinance shall be in full force and effect from and after its passage and approval, as provided by law.

DRAFT

SECTION X: All resolutions and parts of resolutions in conflict herewith are hereby repealed.

	Aye	Nay	Absent	Abstain
Trustee Goldman	_____	_____	_____	_____
Trustee Hoeft	_____	_____	_____	_____
Trustee Kanakaris	_____	_____	_____	_____
Trustee Leopold	_____	_____	_____	_____
Trustee Piwko	_____	_____	_____	_____
Trustee Westberg	_____	_____	_____	_____

PASSED and APPROVED this 12th day of March, 2020.

APPROVED:

_____
Village President

ATTEST:

_____
Village Clerk

DRAFT