

HUNTLEY PARK DISTRICT
Board Workshop Minutes
April 11, 2018

President Jerry Nepermann called the meeting to order at 7:04 p.m.

Commissioners present: William Awe, Jim Blasky, Keith Wold and Melissa Kellas. Also present were Thom Palmer, HPD Executive Director and Mike Skala, Developer

Committee of the Whole

North school property development presentation: Mike Skala presented information to the Park Board of Commissioners in order for the Board to draft a formal position statement for the Village of Huntley as required by the Village's planned unit development procedure. Mr. Skala reviewed the history of acquiring the 17.06 acre property bordered by Lincoln, Mill, Main and Rt. 47.

He reviewed the procedure of presenting the development concept to the planning commission, Village Board and several neighborhood meetings. Concerns from the neighbors were: the fire station and emergency vehicle traffic, the density of residents and the height of the four apartment buildings. The neighbors were comfortable with the commercial building along Rt. 47. Mr. Skala did address these concerns in the subsequent designs; removing apartment building #4 and replacing it with townhomes, and removing the fire station and replacing it with 8 single family home lots.

A site plan was shared with the Park Board. Mr. Skala stated that the goal of the project is to be LEED certified. A water feature with decking and walkways is part of the plan, additionally several rain gardens are present for water retention during heavy rain falls. The increase in storm drain carrying capacity along Rt. 47 was discussed.

Commissioner Awe asked how many parking spaces are on the project site. Mr. Skala indicated that 768 spaces are planned, which is one above the village standards.

Commissioner Wold asked if the project would be built in phases. Mr. Skala indicated that it would be built in eight phases. Also the walkability to and from the park was discussed.

Commissioner Blasky asked about the direction plan for each entrance to the site. Mr. Skala reviewed the full, right-in/right-out, right-in/right-out/left-in accesses points.

Mr. Skala indicated that IDOT feels that with the projects potential increase in traffic, a traffic light may be warranted at the corner of Mill St. and Rt. 47.

Commissioner Awe asked if a Developer Donation would be required. Mr. Skala indicated yes and that the village staff is calculating the dollar amount using the Naperville formula. Mr. Skala also asked the Park Board if they would be open to discussion regarding each resident receiving a pool pass to Stingray Bay and a Fitness pass to the REC Center paid for by the developer, as there will not be a pool or fitness center on site as part of this project.

Commissioner Wold asked what the next steps are in the development process. Mr. Skala indicated that over the next few months he will be seeking preliminary and final approval from the Village Board. Once approved, the creation of the construction documents would follow along with going to bid. An anticipated ground breaking date is Spring of 2019.

President Nepermann asked if vehicles wanting to travel north on Rt. 47 would exit the site going west on Mill then north on Lincoln then east on Main to get to Rt. 47. Mr. Skala indicated that the resident would more likely exit the north roadway on site and turn right directly onto Main. Additionally, Mr. Skala indicated that IDOT is considering allowing congruent east-west traffic on Main St. through Rt. 47 reducing the vehicle stacking on West Main St.

Commissioner Wold commented that the overall design looked good.

Director Palmer asked about additional deceleration lanes.

The Board came to a consensus on the following Formal Position Statement:

The developer, Mr. Skala, has presented the site information to the Park Board on April 11, 2018. The Board consensus is that the development is appropriate for the site and it appears to be conducive with the adjacent park property. There is a potential concern at the corner of Mill Street and Route 47 regarding traffic congestion if that intersection remains without a signal.

Purchase orders to be considered:

The Board directed that Purchase Orders 20180055 to Covenant Enterprises in the amount of \$10,210 for the removal and replacement of the Mill Street entrance sidewalk and 20180063 to Roeder Implement, Inc. in the amount of \$22,900 for a Case skid steer be placed on the consent agenda for approval as presented at the April 25, 2018 Board meeting.

Motion to adjourn was made by Commissioner Kellas and seconded by Commissioner Wold.

All ayes,

Motion carried.

The meeting adjourned at 8:47pm.

These minutes are subject to approval at the next regular business meeting.

Respectfully submitted,
Thom Palmer
Board Secretary