

**PUBLIC MEETING NOTICE AND AGENDA  
VILLAGE OF HUNTLEY  
VILLAGE BOARD MEETING**

**THURSDAY, JANUARY 26, 2017  
7:00 P.M.**



1. Call to Order
2. Pledge of Allegiance
3. Special Presentation:
  - a) Recognition of Commitment and Dedication to the Village of Huntley: State Representative Mike Tryon
4. Public Comments
5. Consent Agenda:
  - a) Approval of the January 26, 2017 Bill List in the amount of \$424,756.07
  - b) Approval of an Ordinance Granting Off-Premise Sign Permits for the Huntley Area Chamber of Commerce for the installation of temporary signs for the Annual Home and Business Expo
  - c) Approval of an Ordinance approving a Special Use Permit to operate an Indoor Recreation Facility within the "B-3 (PUD)" Shopping Center Business District – Planned Unit Development-zoned property at 9734 Route 47 / Tiger Koo's Martial Arts Academy
  - d) Approval of an Ordinance for Acceptance of Public Improvements for Centegra Health System
  - e) Approval of an Ordinance for Acceptance of Reed Road Extension Improvements for Talamore Subdivision
  - f) Approval of a Resolution Authorizing Professional Services Agreements with Christopher B. Burke Engineering, LTD in an Amount Not to Exceed \$19,500 for Design Engineering and \$18,000 for Construction Engineering Services for the 2017 Water Main Replacement Program
  - g) Approval of a Resolution Approving a General Services Agreement with Layne Christensen Company for the Maintenance and Repair of Village Wells and Pumps
6. Items for Discussion and Consideration:
  - a) Consideration of an Ordinance Granting Authorization to Enter into a Real Estate Sales Contract and to Purchase 11117 and 11117-A S. Church Street, and to Amend the FY2017 Budget

b) Consideration of an Ordinance Authorizing the Solicitation of Bids to Raze the Structures at 11708 W. Coral Street and to Amend the FY2017 Budget

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
- i) Other

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:           **Special Presentations**

Department:           **Village Manager's Office**



- a) Recognition of Commitment and Dedication to the Village of Huntley: State Representative Mike Tryon

The Village will be honoring State Representative Mike Tryon for his years of service to the Village of Huntley.

Agenda Item:           **Consideration of an Ordinance Granting Authorization to Enter into a Real Estate Sales Contract and to Purchase 11117 and 11117-A S. Church Street, and to Amend the FY2017 Budget**

Department:           **Village Manager's Office**

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**Introduction**

In accordance with Village Board direction, the Mayor and Staff have negotiated the purchase of the property located at 11117 and 11117-A S. Church Street, formerly known as the Catty property.

**Staff Analysis**

The property consists of approximately 2.83 acres. Tax PINs 18-33-127-019 and 18-33-127-033 are under the ownership of Zain Enterprises, Inc. Tax PINs 18-33-127-018 and 18-33-127-010 are under the ownership of Trade and Svc.

**Financial Impact**

The purchase price of the property (all PINs) is \$412,500, with an additional maximum of \$12,500 paid to the seller for closing costs. A budget amendment is required as the purchase and associated due diligence costs were not budgeted for as part of the FY2017 budget. The budget amendment would transfer \$435,000 from the Capital Projects Fund to the Downtown TIF Fund.

**Legal Analysis**

The Village Attorney has reviewed the Real Estate Sales Contract and all is in order for Village Board consideration.

**Action Requested**

A motion of the Village Board to Approve a Resolution Granting Authorization to Enter into a Real Estate Sales Contract and to Purchase 11117 and 11117-A S. Church Street and to Amend the FY2017 Budget

**Exhibit**

- Draft Ordinance

**ORDINANCE GRANTING AUTHORIZATION TO ENTER INTO A REAL ESTATE SALES  
CONTRACT AND TO PURCHASE 11117 and 11117-A S. CHURCH STREET  
AND TO AMEND THE FY2017 BUDGET**

**Ordinance (O)2017-01.xx**

WHEREAS, the Village of Huntley, an Illinois municipal corporation, has made an offer to purchase the property at 11117 and 1117-A S. Church Street, Huntley, IL; and

WHEREAS, the property owners, Zain Enterprises (PINs 18-33-127-019 and 18-33-127-033) and Trade and Svc (PINs 18-33-127-018 and 18-33-127-010), have agreed to sell and to convey the property for the purchase price of \$412,500, with a maximum additional of \$12,500 for closing costs; and

WHEREAS, the Village of Huntley has determined that it is in the best interest to purchase the property.

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

SECTION I: The Village Board of Trustees authorizes the Village President to enter into and execute a Real Estate Sales Contract and to purchase the property located at 11117 and 11117-A S. Church Street, Huntley, IL for the amount of \$412,500.00, with a maximum additional of \$12,500 for closing costs.

SECTION II: The Village Board of Trustees hereby approves an amendment to the FY17 Budget transferring \$435,000 from the Capital Projects Fund to the Downtown TIF Fund to authorize the purchase expenditure.

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 resolutions in conflict herewith are hereby repealed.

	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>	<u>Abstain</u>
Trustee Goldman	_____	_____	_____	_____
Trustee Hoeft	_____	_____	_____	_____
Trustee Kanakaris	_____	_____	_____	_____
Trustee Leopold	_____	_____	_____	_____
Trustee Piwko	_____	_____	_____	_____
Trustee Westberg	_____	_____	_____	_____

PASSED and APPROVED this 26<sup>th</sup> day of January, 2017.

APPROVED:

ATTEST :

\_\_\_\_\_  
Village President

\_\_\_\_\_  
Village Clerk

Agenda Item:           **Consideration of an Ordinance Authorizing the Solicitation of Bids to Raze the Structures at 11708 W. Coral Street and to Amend the FY2017 Budget**

Department:           **Village Manager's Office**

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**Introduction**

The Village purchased the property (house and detached garage) at 11708 W. Coral Street last year. The property is located immediately east of the American Legion and west of the old Village Hall.

**Staff Analysis**

As part of the purchase of the property from the Legion, the Village entered into a license agreement that will allow the Legion to utilize approximately 3,465 square feet on the west side of the property to accommodate a beer garden and area for horseshoe pits. Razing of the structures will provide a redevelopment opportunity within the downtown TIF by creating a buildable lot of approximately 10,500 square feet.

**Financial Impact**

The estimated project cost is \$35,000. A budget amendment is required, as the cost to raze the structures was not included in the FY2017 budget. The budget amendment would transfer \$35,000 from the Capital Projects Fund to the Downtown TIF fund.

**Legal Analysis**

None required.

**Action Requested**

A motion of the Village Board to approve an Ordinance Authorizing the Solicitation of Bids to Raze the Structures at 11708 W. Coral Street and to Amend the FY2017 Budget

**Exhibit**

- Draft Ordinance

**ORDINANCE AUTHORIZING THE SOLICITATION OF BIDS TO RAZE THE STRUCTURES  
AT 11708 W. CORAL STREET AND TO AMEND THE FY2017 BUDGET**

**ORDINANCE (O) 2017-01.XX**

WHEREAS, the Village of Huntley, an Illinois municipal corporation, owns the property at 11708 W. Coral Street, Huntley, IL; and

WHEREAS, razing of the structures on the property will provide a redevelopment opportunity within the downtown TIF by creating a buildable lot of approximately 10,500 square feet; and

WHEREAS, the Village of Huntley has determined that it is in the best interest to raze the property.

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

SECTION I: The Village Board of Trustees authorizes Staff to solicit bids to raze the structures located at 11708 W. Coral Street.

SECTION II: The Village Board of Trustees hereby approves an amendment to the FY17 Budget transferring \$35,000 from the Capital Projects Fund to the Downtown TIF Fund to authorize the expenditure.

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 resolutions in conflict herewith are hereby repealed.

	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>	<u>Abstain</u>
Trustee Goldman	_____	_____	_____	_____
Trustee Hoeft	_____	_____	_____	_____
Trustee Kanakaris	_____	_____	_____	_____
Trustee Leopold	_____	_____	_____	_____
Trustee Piwko	_____	_____	_____	_____
Trustee Westberg	_____	_____	_____	_____

PASSED and APPROVED this 26<sup>th</sup> day of January, 2017.

APPROVED:

ATTEST :

\_\_\_\_\_  
Village President

\_\_\_\_\_  
Village Clerk