

**VILLAGE OF HUNTLEY
COMMITTEE OF THE WHOLE MEETING
April 17, 2014
MINUTES**

CALL TO ORDER:

A meeting of the Committee of the Whole of the Village of Huntley was called to order on Thursday, April 3, 2014 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, Nick Hanson, Niko Kanakaris, Harry Leopold, John Piwko and JR Westberg.

ABSENT: None

IN ATTENDANCE: Village Manager David Johnson, Assistant Village Manager Lisa Armour, Management Assistant Barbara Read, Director of Development Services Charles Nordman, Village Engineer Tim Farrell and Village Attorney Mike Coppedge.

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

PUBLIC COMMENTS: None

ITEMS FOR DISCUSSION:

- a) Discussion – Approval of the March 27, 2014 Village Board and April 3, 2014 Committee of the Whole Meeting Minutes

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

It was the consensus of the Committee of the Whole to forward on to the Village Board for approval the March 27, 2014 Village Board and April 3, 2014 Committee of the Whole Meeting Minutes.

- b) Discussion – Approval of the April 24, 2014 Bill List in the Amount of \$588,197.77

Mayor Sass asked the Committee if they had any questions regarding the Bill List; there were none.

It was the consensus of the Committee of the Whole to forward on to the Village Board for approval the April 24, 2014 Bill List in the Amount of \$588,197.77.

- c) Discussion – Consideration of a Resolution Approving the Downtown Streetscape Plan

Director of Development Services Charles Nordman reviewed a Power Point Presentation and reported that the Village's planning consultant, Houseal Lavigne Associates, and Staff presented the Downtown Streetscape Plan at the February 13, 2014 Village Board meeting to finalize the details of the Plan. It was the consensus of the Board that it was progressing nicely and all were generally in favor of the plan as proposed. Specific comments pertaining to the plan included the following:

- Relocate the clock to the Square.
Response: The clock has been relocated to the southeast corner of the Square.
- A more decorative/antique style of bench and trash can is preferred.
Response: An alternative style is provided for consideration as an attachment to this report.
- Investigate the possibility of increasing the width of the sidewalk in front of the Main Street storefronts.
Response: The proposed width of the sidewalk is approximately 12 feet. For comparison, Staff looked at the sidewalk width in downtown Geneva, St. Charles and Wheaton. Geneva averaged approximately 12 feet, St. Charles averaged approximately 13 feet, and Wheaton varies between 10-14 feet. To widen the sidewalk any further would result in modifying the Main Street roadway and parking configuration.
- Minimal interest expressed regarding a statue at the northwest corner of Route 47 and Main Street
Response: An ornamental tree and landscaping are now proposed.

Since the February 13th meeting Staff has met with several of the Downtown business and property owners to review the proposed Streetscape Plan and obtain feedback. The following business/property owners provided comments on the Plan:

- Hairdoos
- Shampooch and Kitty
- Strodes Furniture
- Parkside Pub
- Huntley Collision Center
- Luigi's Pizza
- Owners of the Post Office Building

The overall response was positive and all viewed the plan as a substantial improvement to the Downtown, including the new building on the Sawyer-Kelley Mill property. Business owners on the south side of Main Street were pleased to see a new parking lot and liked the possibility of adding a rear entrance to their businesses. The consolidated trash enclosures were also well received. Main Street business owners, between Woodstock and Dwyer Street, expressed concern for pedestrians trying to cross from the Municipal parking lot to their businesses. They noted that several customers will try to cross mid-block.

Financial Impact

As detailed on February 13th, the cost to implement the entire plan is estimated at \$2,101,993. It is important to note that costs for relocating utility lines and raising Main Street to eliminate the grade change are not included as part of the cost estimate. These items cannot be estimated prior to the preparation of more detailed engineering plans and surveys.

Mayor Sass asked if the Committee had any comments or questions.

Trustee Piwko stated that he liked the benches and trash containers and said that he would like the sidewalk down the middle of the square to be extended to the east to circle around the cannon which would allow people to cross into the grass.

Trustee Goldman thanked Staff for the upgrades and stated that she would like an additional bench on the Square or on Coral Street. Trustee Goldman also stated that she thought 11 wayfinding signs seem a

lot for the project.

Trustee Westberg stated that he liked the removal of the statue and suggested that the northwest corner be scaled down as he believes it will not be used and suggested that it should just be spruced up to look nice which will save funds. Village Manager Johnson stated that the Village needs to establish boundaries with the other property owners on the corner but agreed it could be improved in phases. Trustee Piwko stated that he would like the corner to keep its dense landscaping to block the vehicles parked on the adjacent property. Trustee Goldman stated that the people on West Main Street are excited to have those features on that side of Route 47. Mayor Sass stated that the Village needs to encourage the adjacent property owner to stay on their property and the improvement will help.

Trustee Hanson stated that he would like a wrought iron or black fence to section off the northwest corner.

Trustee Kanakaris stated that he liked the design.

Village Manager Johnson reported that this will be back before the Village Board for approval.

It was the consensus of the Committee of the Whole to forward on to the Village Board a Resolution Approving the Downtown Streetscape Plan.

- d) Discussion – Consideration of a Resolution Authorizing a Bid Award to Alaniz Landscape Group Inc. for Tuliptree Lane Outlot Landscaping

Village Engineer Tim Farrell reported that a bid notice was published for the Tuliptree Lane Outlot Landscaping project which will provide additional screening for the residences on the north end of Tuliptree Lane near the newly extended Kreutzer Road. The bids were opened and read aloud on Tuesday, April 8, 2014. Bids were received from the following vendors:

<u>Vendor</u>	<u>Bid Amount</u>
Alaniz Landscape Group	\$20,868.00
White's Land Management	\$21,451.75
TNT Landscape	\$30,700.00
Pugsley & LaHaie	\$46,254.50

Staff Analysis

The bids received provided prices for manpower, equipment and materials to install erosion control, construct the berms including 6" of topsoil to the lines and grades shown on the drawings, furnish and plant 29 Douglas Fir trees with hardwood dark mulch, seed and place mulch blanket on the berms and disturbed areas.

The tree specification includes the following:

- Excavate and remove unnecessary soil from sites
- Install trees as specified
- Backfill trees and properly mulch sites
- Clean up and haul away debris
- Watering within one-year guarantee period

Christopher Burke Engineering (CBBEL) and Staff have reviewed the proposals and Alaniz Landscape Group, Inc. from Elgin, Illinois is the lowest responsible bidder in the amount of \$20,868.00.

Financial Impact

The Village Board approved a budget amendment for the Street Improvement Fund (04-10-4-7510) on February 27, 2014, for this work. The bid amount of \$20,868 is 58% less than the engineer's estimate of cost of \$50,000.

Mayor Sass asked if the Committee had any comments or questions.

Trustee Leopold asked why the engineer's estimate was so high in comparison with the bids. Village Engineer Farrell stated that the Village received some very competitive pricing due to the time of year and did receive a bid close to that of the estimate.

There were no other comments or questions.

It was the consensus of the Committee of the Whole to forward on to the Village Board for approval a Resolution Authorizing a Bid Award to Alaniz Landscape Group, Inc. of Elgin, Illinois for the Tuliptree Lane Outlot Landscaping.

- e) Discussion – Consideration of a Variance from the Village Subdivision Regulation to allow the Huntley Park District to complete a water well at Tomaso Sports Park for the purpose of irrigation

Village Engineer Tim Farrell reported that the Village has received correspondence from the Huntley Park District regarding a request to drill a well at Tomaso Sports Park (Ackman Road) for the purpose of irrigating athletic fields. The McHenry County Health Department is the regulatory authority for private wells. The Park District is requesting a letter of consent from the Village to submit along with the well drilling permit application required by the County.

Section 155.150 (C) of the Village Subdivision Regulations states that *“No private water wells shall be allowed on property within Village corporate limits if public watermain exists within 250 feet of the nearest point of the property in question.”*

Since Village watermain exists within 250 feet of the Tomaso Sports Park, a variance from the Subdivision Regulations is required to drill the well, pending approval of McHenry County.

Staff Analysis

Staff met with Park District representatives to develop a better understanding of the request. Using the treated effluent from the West WWTF as originally planned is no longer a viable option due to the IEPA restrictions of watering athletic fields with treated wastewater effluent. A private well would provide the Park District with a more flexible watering schedule that would improve the quality and safety of the playing fields. The proposed well would be a shallow well and would not impact the deep groundwater aquifer that the Village's municipal water system utilizes.

If the variance is approved, Staff recommends the following conditions of approval:

1. The variance is granted subject to the McHenry County Health Department's approval and issuance of a permit to drill a well
2. A building permit from the Village of Huntley is required prior to construction of the well and associated improvements and shall be subject to all requirements of the McHenry

County Health Department

Financial Impact

Potential loss of revenue from irrigation water sales.

Village Engineer Farrell reported that representatives from the Park District were in attendance to answer questions.

Mayor Sass asked if the Committee had any comments or questions.

Trustee Hanson asked who regulates the well and what happens in a drought with the Village's water supply because of the well. Engineer Farrell stated that the Village's water comes from a deep aquifer and the Park District's well would not pull from the same aquifer. The shallow wells are regulated by the McHenry County Health Department. Trustee Hanson asked if this shallow well would affect anyone in the Village. Engineer Farrell reported that it could potentially affect other shallow wells that are regulated by the McHenry County Health Department.

There were no other comments or questions.

It was the consensus of the Committee of the Whole to forward on to the Village Board for approval an Ordinance approving a Variance from the Village of Huntley Subdivision Regulations to allow the Huntley Park District to Install a Private Water Well at Tomaso Sports Park for the Purpose of Irrigation.

VILLAGE ATTORNEY'S REPORT: None

VILLAGE MANAGER'S REPORT: None

VILLAGE PRESIDENT'S REPORT:

Mayor Sass reported that Village Offices will be closed on April 18th.

UNFINISHED BUSINESS:

Trustee Hanson noted the letter received from Tom Conley regarding the Sawyer-Kelley Mill building. Village Manager Johnson reported that Staff will have the bid documents at the May 1st Committee of the Whole meeting.

NEW BUSINESS: None

EXECUTIVE SESSION: None.

ACTION ON CLOSED SESSION ITEMS: None

ADJOURNMENT:

There being no further items to discuss, a MOTION was made to adjourn the meeting at 7:21 p.m.

MOTION: Trustee Piwko

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

Respectfully submitted,

Barbara Read
Recording Secretary