

**VILLAGE OF HUNTLEY
VILLAGE BOARD MEETING
May 8, 2014
MINUTES**

CALL TO ORDER:

A meeting of the Village Board of the Village of Huntley was called to order on Thursday, May 8, 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 and Village Attorney Mike Coppedge.

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

PUBLIC COMMENTS: None

PUBLIC HEARING:

- a) Annexation of 131+/- acres adjacent to the south boundary of Freeman Road and immediately east of and adjacent to the Huntley Outlet Mall

A MOTION was made to open the Public Hearing at 7:01 p.m.

MOTION: Trustee Westberg

SECOND: Trustee Kanakaris

The Voice Vote noted all ayes and the motion carried.

Mayor Sass reported that the Village has received an application of Co-Petitioners, namely Component Management Group, LLC, Weber-Stephen Products, LLC and Duke Realty Limited Partnership for the purpose of considering and hearing testimony as to an ordinance authorizing the execution of an Annexation Agreement in regard to the annexation of the Subject Property to the Village of Huntley.

Alan Hassen, 18N227 Karen Ct., Huntley stated that he lives across the street from the site in the Prairie Oaks Subdivision and his concern is the impact of the commercial business located across from a non-commercial area including traffic and hours of operation. Mr. Hassen asked if any studies were conducted. He stated that he moved to this area 20 years ago and feels it is the wrong decision allowing this location.

Gordon Stade, 41W368 Freeman Road, Huntley, asked what the distance was from the west line of the property to the exit/entrance and asked how many shifts will the business will run. Mr. Stade also stated that he fears he will lose his tenant because of the business.

Kathryn Smith, 18N030 Carriage Way, Huntley, stated her concerns of the truck diesel fuel smells, the lights and traffic. Ms. Smith stated that she would not mind an office building with reasonable hours. She stated that the plan is unacceptable and the Village should consider the residents.

Mayor Sass asked the representatives of the Petition to respond.

Mr. Wifrid Freve, Duke Realty Project Manager, responded that a traffic study was prepared and a complete study was submitted to the Village showing that the traffic impact will all be at acceptable levels for the roadway. Overall, the traffic trips show a 25% increase, an additional 80 trips/day, over the existing trips from the current Weber facility.

Mr. Freve also reported that there will be two (2) work shifts per day for most of the year and there will be a 3rd shift at peak times of the year. The 3rd shift will not include the shipping operations that would generate truck traffic, only warehouse operations would be conducted in this shift.

Mr. Freve reported that the Route 47 intersection has been improved for additional development volume.

Mr. Freve reported that there is a distance from the west property line of approximately 50 – 60 feet off set plus an additional 50 foot ComEd easement.

Nancy Reid asked to speak because she came after the start of the meeting. Mayor Sass asked that she address the Board. Ms. Reid reported that her family owns the 240 acres adjacent on the southeast side of the property and does not oppose the project. She stated that her concern was the stormwater runoff into Eakin Creek because currently her property is getting flooded from Eakin Creek. Ms. Reid stated that she has lived here for 50 years and they are still farming their property and would like a remedy to the flooding. Ms. Reid also asked how tall the building would be as they have a runway and the building should not interfere with the airspace.

There were no other public comments.

A MOTION was made at 7:16 p.m. to close the Public Hearing.

MOTION: Trustee Piwko

SECOND: Trustee Westberg

The Voice Vote noted all ayes and the motion carried.

CONSENT AGENDA:

(All items listed under Consent Agenda have been discussed at the Committee of the Whole and may be approved/accepted by one motion. The Village Clerk will number all Ordinances and Resolutions in order, following approval)

- a) Approval of the May 8, 2014 Bill List in the amount of \$185,090.64
- b) Approval of an Ordinance Approving (i) a Plat of Resubdivision and (ii) Site Plan Review including approval of such relief and (iii) waiver of fees to accommodate the proposed office/warehouse facility at 13700 George Bush Court
- c) Consideration of an Ordinance Annexing approximately 131 acres adjacent to the south boundary of Freeman Road and immediately east of and adjacent to the Huntley Outlet Mall as requested upon the application of co-petitioners Component Management Group, LLC, Weber-Stephen Products LLC and Duke Realty Limited Partnership to the Village of Huntley Kane and McHenry Counties
- d) Approval of an Ordinance Rezoning Upon Annexation approximately 131 acres adjacent

to the south boundary of Freeman Road and immediately east of and adjacent to the Huntley Outlet Mall from “F” Farming in Kane County to “ORI-PUD” Office / Research / Industrial Planned Unit Development and Preliminary Plat of Subdivision, Preliminary Planned Unit Development, and Special Use Permit for Component Management Group, LLC, Weber-Stephen Products LLC and Duke Realty Limited Partnership

- e) Approval of an Ordinance Authorizing the Execution of an Annexation Agreement for approximately 131 acres adjacent to the south boundary of Freeman Road and immediately east of and adjacent to the Huntley Outlet Mall with Component Management Group, LLC, Weber-Stephen Products LLC and Duke Realty Limited Partnership
- f) Approval of an Ordinance Authorizing the Approval and Execution of a Business Development Agreement between the Village of Huntley, Duke Realty Limited Partnership and Weber-Stephen Products LLC
- g) Approval of a Resolution for a FY14 Budget Amendment to the Municipal Building Fund in the amount of \$25,000.00 for Village Board Room updates

Mayor Sass reported that the items on the Consent Agenda were discussed at the May 1, 2014 Committee of the Whole meeting.

Mayor Sass asked if the Village Board had any changes to the Consent Agenda; there were none.

A MOTION was made to approve the Consent Agenda.

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

ITEMS REMOVED FROM THE CONSENT AGENDA:

- a) Approval of a Resolution Authorizing Waiving the Formal Bidding Process and Authorizing Execution of a Contract with Peerless Fence of West Chicago, IL for Installation of the Kreutzer Road Sight Barrier

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

A MOTION was made to approve a Resolution Authorizing Waiving the Formal Bidding Process and Authorizing Execution of a Contract with Peerless Fence of West Chicago, IL for Installation of the Kreutzer Road Sight Barrier.

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

VILLAGE ATTORNEY'S REPORT: None

VILLAGE MANAGER'S REPORT: None

VILLAGE PRESIDENT'S REPORT: None

UNFINISHED BUSINESS: None

NEW BUSINESS: None

EXECUTIVE SESSION: None

ACTION ON CLOSED SESSION ITEM: None

ADJOURNMENT:

There being no further items to discuss, a MOTION was made to adjourn the meeting at 7:18 p.m.

MOTION: Trustee Piwko

SECOND: Trustee Kanakaris

The Voice Vote noted all ayes and the motion carried.

Respectfully submitted,

Barbara Read
Recording Secretary