

**VILLAGE OF HUNTLEY  
VILLAGE BOARD MEETING  
May 10, 2012  
MINUTES**

**CALL TO ORDER:**

A meeting of the Village Board of the Village of Huntley was called to order on Thursday, May 10, 2012 at 7:00 p.m. in the Municipal Complex, Village Board Room, 10987 Main St., Huntley, Illinois 60142.

**ATTENDANCE:**

**PRESENT:** Mayor Charles Sass; Trustees: Pam Fender, Ron Hahn, Nick Hanson, Harry Leopold, and John Piwko.

**ABSENT:** Trustee Niko Kanakaris

**IN ATTENDANCE:** Village Manager David Johnson, Senior Assistant to the 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:**

Patrick Conley from American Legion Post #673 reported that the Legion will be holding the annual Memorial Day Parade on May 28<sup>th</sup> and the Flag Day Ceremony on June 14<sup>th</sup>.

**SPECIAL PRESENTATIONS:**

- a) Special Recognition to Huntley High School for Receiving the Pacemaker Award for the VoiceOnline Website

Mayor Sass presented Mr. Dennis Brown and Editorial Staff with awards acknowledging their achievement.

- b) Historic Preservation Month Proclamation

Mayor Sass read the following proclamation:

National Historic Preservation Month

WHEREAS, historic preservation is an effective tool for managing growth, revitalizing neighborhoods, fostering local pride and maintaining community character while enhancing livability; and

WHEREAS, historic preservation is relevant for communities across the nation, both urban and rural, and for Americans of all ages, all walks of life and all ethnic backgrounds; and

WHEREAS, it is important to celebrate the role of history in our lives and the contributions made by dedicated individuals in helping to preserve the tangible aspects of the heritage that has shaped us as a people; and

WHEREAS, “*Discover America’s Hidden Gems*” is the national theme for the celebration of Preservation Month; and

WHEREAS, “*Look at Local History*” is the theme throughout McHenry County, Illinois, being held in conjunction with National Historical Preservation Month;

NOW, THEREFORE, I, Charles H. Sass, Mayor of the Village of Huntley, do proclaim May 2012, as National Historic Preservation Month, and call upon the people of the Village to join their fellow citizens across McHenry County in recognizing and participating in this special observance.

Passed and Approved this 10<sup>th</sup> of May 2012.

Mayor Sass presented copies of the proclamation to Ms. Nancy Fike from the McHenry County Historical Society and Ms. Donna Britton from the Historic Preservation Commission.

c) Nancy Fike, head of the McHenry County Historical Society Retirement Proclamation

Mayor Sass read the following proclamation honoring Ms. Nancy Fike:

PROCLAMATION HONORING NANCY FIKE  
ADMINISTRATOR OF THE MCHENRY COUNTY HISTORICAL SOCIETY MUSEUM

WHEREAS, Nancy J. Fike has been the Administrator of the McHenry County Historical Society Museum since March 1981; and

WHEREAS, under her leadership, a one-room school house program was created where thousands of McHenry County children have had a 1900 classroom experience that has become their most popular program, thousands of students have also attended museum fieldtrips at McHenry County Historical Society Museum where they have experienced first person interpretations in the Gannon Cabin as well as West Harmony School; and

WHEREAS, during her years at the museum, six buildings have been acquired and restored including the following: an 1885 town hall, an 1895 one room school house and a 1948 modern tourist cabin, an 1847 log cabin, and 1867 limestone Pringle Schoolhouse and the Riley Methodist Church; and

WHEREAS, during Nancy's tenure the museum added a 7,800 square foot addition in 1992 and purchased a 6,000 square foot adjacent building in 2000; and

WHEREAS, under Nancy's leadership many public activities and programs have been initiated to spark an interest in history; and

WHEREAS, numerous state and national awards have been received by the McHenry County Historical Society for education and preservation projects and programs as well as Nancy being recognized by numerous civic organizations for her presentations and workshops at professional conferences; and

WHEREAS, for over thirty years, Nancy Fike has dedicated her life to the McHenry County Historical Society and the residents of McHenry County; and

WHEREAS, Nancy also dedicated her time with School District 158 in Huntley from 1971 to 1979 as a Junior High teacher.

NOW THEREFORE BE IT PROCLAIMED that the Village of Huntley Board of Trustees recognizes and honors Nancy Fike, Administrator of the McHenry County Historical Society Museum for her 31 years of public service and congratulates her on a job well done.

Passed and approved this 10<sup>th</sup> day of May 2012.

Ms. Fike thanked the Village Board for the recognition and commented on the great Historic Society that is located in Huntley.

d) Pride in Preservation Awards

Mayor Sass invited Ms. Donna Britton, Chairman of the Historic Preservation Commission forward to present the 2012 homes:

Ms. Britton reviewed a Power Point Presentation on the following structures:

- Horner Residence - 12119 West Main Street
- Christie Residence - 12011 West Main Street
- Rasmussen Residence - 12007 West Main Street
- Doty Residence - 11619 Mill Street
- Enstrom Residence - 11613 Mill Street
- Kanakaris Property - 11705 Third Street
- Dwyer Residence - 11820 Woodstock Street

Those homeowners that were in attendance accepted their awards.

Ms. Britton thanked Village Planner James Williams and Mr. Michael Vanderploeg and Ms. Karen Langhenry for their assistance researching the properties.

**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.)

- a. Approval of the April 12, 2012 Village Board Meeting Minutes
- b. Approval of the May 10, 2012 Bill List in the amount of \$231,323.21
- c. Approval of Ordinance (O)2012-5.21 – An Ordinance Approving a Simplified Residential Zoning Variation for a building addition encroaching into the Side Yard Setback – 10516 Cindy Jo Avenue
- d. Approval of Resolution (R)2012-05.17 – Authorization to Submit Application for Downtown Streetscape Improvements to the Illinois Transportation Enhancement Program (ITEP)
- e. Approval of Design for Community Gateway Element at the Southeast Corner of Route 47 and Main Street and Authorization to Prepare Bid Documents for Construction
- f. Approval of Resolution (R)2012-05.18 – Authorizing Phase II Design Engineering Services Agreement Supplement No. 2 for the Full Reconstructed Interchange at Interstate 90 and Route 47
- g. Accept and Place on File – Quarterly Financial Reports – Transmittal of the First Quarter 2012 Financial Reports for the Village of Huntley – Revenue and Expense Report and Investment Report

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 Leopold**

**SECOND: Trustee Fender**

**AYES: Trustees Fender, Hahn, Hanson, Leopold and Piwko**

**NAYS: None**

**ABSENT: Trustee Kanakaris**

**The motion carried: 5-0-1**

**CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA:**

- a) Approval of the April 19, 2012 Committee of the Whole Meeting Minutes

Mayor Sass reported that this item was removed from the Consent Agenda as Trustee Hanson was absent from

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

**A MOTION was made to approve the April 19, 2012 Committee of the Whole Meeting Minutes.**

**MOTION:** Trustee Leopold  
**SECOND:** Trustee Fender  
**AYES:** Trustees Fender, Hahn, Leopold and Piwko  
**NAYS:** None  
**ABSENT:** Trustee Kanakaris  
**ABSTAIN:** Trustee Hanson  
**The Motion Carried: 4-0-1-1**

**ITEMS FOR DISCUSSION AND CONSIDERATION:**

- a) Resolution (R)2012-05.19 – Authorizing Execution of Business Development Agreement Estoppel and Confirmation / Viking –TDC Huntley, LLC

Village Manager David Johnson reported that in March, 2007, the Village approved a Business Development Agreement with TDC Huntley, LLC (Tucker Development) to assist with the development of Huntley Grove, which includes Walmart, Autozone, a multi-tenant retail building, and additional outlots at the southeast corner of Rt. 47 and Kreutzer Road. The agreement provides for a sales tax rebate to the developer that totals \$4,325,000. To date, approximately \$593,000 has been paid to the developer. The sales tax generated from all businesses on the site is split 50/50 between the developer and the Village.

Staff Analysis

The bank holding the loans on the property will be selling the loans to an Ohio-based firm. Tucker Development will be joint venturing with the buyer in a new entity (Viking-TDC Huntley, LLC) and will continue to lease and manage the project.

The Estoppel and Confirmation agreement confirms the status of the original Business Development Agreement, acknowledges that neither party is in default at this time, and that the Village acknowledges that the assignment of TDC's rights under the Business Development Agreement is permitted under the agreement.

Financial Impact

The terms of the original Business Development agreement remain in place.

Legal Analysis

The Village Attorney has reviewed the agreement and all is in order for approval.

**A MOTION was made to approve Resolution (R)2012-05.19 – Authorizing Execution of Business Development Agreement Estoppel and Confirmation.**

**MOTION:** Trustee Piwko  
**SECOND:** Trustee Hanson  
**AYES:** Trustees Fender, Hahn, Hanson, Leopold and Piwko  
**NAYS:** None  
**ABSENT:** Trustee Kanakaris

**The Motion Carried: 5-0-1**

**VILLAGE ATTORNEY'S REPORT:** None

**VILLAGE MANAGER'S REPORT:** None

**VILLAGE PRESIDENT'S REPORT:**

Mayor Sass asked the Village Board to let Barb or Rita know about their attendance at the McCOG meeting.

**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 7:32 p.m.**

**MOTION: Trustee Piwko**

**SECOND: Trustee Fender**

**The Voice Vote noted all ayes and the motion carried.**

Respectfully submitted,

Barbara Read  
Recording Secretary