

**VILLAGE OF HUNTLEY
COMMITTEE OF THE WHOLE MEETING
June 7, 2012
MINUTES**

CALL TO ORDER:

A meeting of the Committee of the Whole of the Village of Huntley was called to order on Thursday, June 7, 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, Niko Kanakaris, Harry Leopold and John Piwko.

ABSENT: None

IN ATTENDANCE: Village Manager David Johnson, Senior Assistant to the Village Manager Lisa Armour, Management Assistant Barbara Read, Director of Finance and Human Resources Jennifer Chernak and Village Attorney Mike Coppedge.

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

PUBLIC COMMENTS:

The following individuals registered to make a public comment and said that they would wait until the item was discussed in the meeting:

Bill Jorgensen, 10763 Dundee Road, Huntley – Columbarium Project
Herb Glissendorf, 11115 Grove Street, Huntley – Video Gaming Ordinance
Sammy Abdullai, 11810 Coral Street, Huntley – Video Gaming Ordinance

ITEMS FOR DISCUSSION:

- a) Discussion – Approval of the May 10, 2012 Village Board, May 17, 2012 Committee of the Whole and May 24, 2012 Village Board 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 May 10, 2012 Village Board, May 17, 2012 Committee of the Whole and May 24, 2012 Village Board Meeting Minutes.

- b) Discussion – Approval of the June 14, 2012 Bill List in the amount of \$442,779.91

Mayor Sass reported that \$152,956.56 (or 34.5%) of the total bill list is attributable to payment of SSA Property Taxes.

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

Trustee Leopold asked what the four to five \$200 payments were; Finance Director Chernak reported that those payments are refunds of compliance bonds.

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 the June 14, 2012 Bill List in the amount of \$442,779.91.

- c) Discussion – Conceptual Review of a Proposed Plan by Ryland Homes to Construct 86 Single Family Detached “Villas” in Pod 2 of the Talamore Subdivision

Village Manager David Johnson reported that Ryland Homes is requesting conceptual review of a proposed plan to construct 86 single family detached “villas” in Pod 2 of the Talamore Subdivision. The “R-4” Townhome and Condominium zoned Pod 2 was originally planned for 126 rear loaded townhomes, which originally received Preliminary Planned Unit Development and Preliminary Plat approval on August 11, 2005.

The proposed plan will consist of single family homes that will be marketed to the active adult buyer (it is not proposed as an age restricted development). As proposed, the preliminary floor plans feature single story homes ranging from 1,224 to 1,880 square feet with a majority of the homes fronting on private courts that would be maintained by an association. The proposal is similar to the plan Lennar had for Pod 5 at the time the Talamore PUD was approved in August 2005.

Staff Analysis

The Preliminary Planned Unit Development (PUD) and Preliminary Plat for POD 2 was approved by the Village Board on August 11, 2005 [(O)2005-08.68]. The Preliminary PUD proposed 126 rear loaded townhomes similar in design to the Lennar townhomes constructed in Pod 3 (south side of Ackman Road). The proposed plan is a significant change to the original Preliminary PUD and will require a new Preliminary PUD and Preliminary Plat to be reviewed by the Plan Commission and approved by the Village Board.

A cursory review of the concept plan identified the following elements which will require refinement as additional plans are developed:

1. A Plat of Easement was recorded for Pod 2 which identifies areas dedicated for stormwater management and municipal utility easements. The proposed concept plan does not appear to impact the existing areas dedicated for stormwater management or municipal utility easements; however, the development of more detailed plans should be careful not to impact existing improvements.
2. Staff recommends rezoning Pod 2 to “RE-1” (PUD) to be consistent with the zoning applied to the other single family pods in the subdivision.
3. The Huntley Fire Protection District will require a turn-around area for any dead-end private drive or street of 150 feet or greater in length.
4. All front elevations shall include some brick/masonry, including Elevation “A”. Additionally, Staff recommends increasing the amount of brick/masonry on Elevations “B” and “C”.
5. Homes shall conform to the same criteria applied to the other Pods in the Talamore Subdivision. These include the following:

- a. Adherence to the Village's Monotony Ordinance, including the prohibition of installation of the same color siding on any home next to one another fronting the same street.
 - b. Minimum foundation plantings packages for all front and corner side yards.
 - c. All garage doors require windows and at least 3 different garage designs are required for each product line.
 - d. Window grills on all front elevations.
 - e. The following architectural upgrades are standard for all side and rear elevations for the detached single family homes
 - i. 5/4" window surrounds
 - ii. 5/4" frieze boards
 - iii. window grills are standard (as an option, a homeowner may opt out of window grills on non-corner/non-rear facing road lots)
 - iv. shutters around windows
 - v. different color architectural shingles
 - vi. trim will carry over from the front
 - vii. all corner lots will have a minimum of two first floor windows along the corner side elevation
6. The proposed plan will likely require relief to accommodate the proposed lot sizes and building setbacks. Specific elements of relief will be determined as more detailed plans are developed.

Financial Impact

All required impact and transition fees for the Talamore Subdivision shall be paid in accordance with the Agreements for the property; however, it should be noted that Ryland has discussed with staff the possibility of reduction in the school impact/transition fees for this age targeted product. As a point of reference, the school fees for this product in Talamore would be approximately \$3,758 with a transition fee of \$3,000 compared to \$1,872 in school fees, with no transition fees for a similar home in Sun City (age restricted). Policy Direction is requested of the Village Board regarding the proposal to reduce the school impact fee. Staff has been in contact with District 158 officials, and the District is aware that a fee reduction may be considered as a part of the proposed development.

Village Manager David Johnson reported that Ryland Homes President, John Carroll, and Ryland Homes Vice President of Land Acquisition Matthew Pagoria were in attendance to answer questions.

Mr. Carroll introduced himself and gave the background and history of the Talamore subdivision. Mr. Carroll reported that the concept is age targeted and not age restricted housing. Mr. Carroll reported that Talamore has fewer restrictions than Sun City; already has a club house, pool and meeting rooms and will be adding a fitness center. Mr. Carroll also reported that the street layout is how it was originally planned but with 33% less density than the townhouses that were proposed.

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

Trustee Fender stated that it was nice to see Ryland still active in development and that she was in support of this project. For clarification, Trustee Fender reiterated that all homes will be two (2) bedrooms and a den; that anyone can purchase these homes; and the outsides are maintained by the HOA. Trustee Fender stated that she would like a restriction that no playground equipment is allowed in the backyards of these units.

Trustee Piwko reported that Pod 2 backs to Tomaso Park which now has lights on their playing fields and suggests that heavy duty landscaping be installed to help block the glare and noise. Mr. Carroll reported that there is a substantial grade difference between the Pod and the park which will mitigate

this issue. Mr. Carroll also noted that unlike Sun City, there will be children throughout Talamore which is also an amenity to this proposal. Trustee Piwko also noted that the elevations are too drab and would like the addition of more brick and features; Mr. Carroll noted that the roofs are more varied on these buildings than throughout Sun City.

Trustee Leopold stated that he appreciates the cooperation from Ryland and also noted that about 40 houses in Sun City back up to Huntley High School and there have not been issues.

Mayor Sass asked Mr. Carroll how many cars will fit in the driveways as he does not want any cars hanging over the sidewalks; Mr. Carroll stated that 2 cars will fit side-by-side in the driveway and also noted that they will be able to add at the end of each court guest parking spaces.

Trustee Hahn asked if there will be sidewalks; Mr. Carroll stated that sidewalks will be installed on the main streets but not in the courts.

Mayor Sass asked if the Committee had any other comments or questions; there were none.

It was the consensus of the Committee of the Whole to refer Ryland Homes to the Plan Commission to begin the formal development review and approval process to construct 86 single family detached “Villas” in Pod 2 of the Talamore Subdivision.

d) Discussion – Conceptual Review of a Proposed Site Plan and Building Elevations for Lots 4 and 5 of Regency Square Phase 2A

Village Manager David Johnson reported that Interstate Partners is proposing the construction of new commercial buildings on Lots 4 and 5 of Regency Square Phase 2A (these lots are located immediately south of Chase Bank). Both lots are zoned “C-2” Regional Retail District. Tenants would include Rookies All-American Pub and Grill (tenant space C) and Jimmy John’s Gourmet Sandwiches (tenant space A). Lot 4 would consist of a 3,712 square foot building with two (2) tenant spaces, including a drive-through. Lot 5 would consist of a 7,972 square foot building with three (3) tenant spaces, including a drive-through for Jimmy John’s.

Building Elevations

Conceptual elevations have been provided for each building that includes the use of brick and other masonry materials. More detailed building elevations will be required with the submittal of the formal development application. Outdoor patio space would be created at the front of each building to allow for outdoor dining/seating.

Parking

The parking lots have been configured to allow cross-access and shared parking between the two properties. The proposed site plan provides 33 parking spaces on Lot 4 and 91 spaces on Lot 5 for a total of 124 parking spaces between the two lots (one parking space would be provided for every 94 square feet of gross building area). Approximately six (6) golf cart parking spaces would be provided on Lot 5.

Signage

Ground signs are proposed for each lot that would measure 11’-5” in height and 71.66 s.f. in area per side. The signs are proposed to be located within the 100 foot landscape setback. The Regency Square Guidelines require that signs do not exceed 6’-8” in height, 54 square feet in area and are located at least

100 feet from the Route 47 right-of-way. Relief will be required from the Regency Square Guidelines for the proposed ground signs.

Building wall signage has generally been shown on the proposed building elevations. Additional details pertaining to the wall signage will be provided with the formal development application, including any necessary relief for the proposed wall signage.

Staff Analysis

Any proposed development within Regency Square is subject to the Regency Square Development Guidelines which provides the standards for site planning, building design, construction, landscaping and signage. Subject to the Guidelines, each development must receive Site Plan approval from Huntley Investments LLC and the Village of Huntley. Additionally, the proposed development of Lots 4 and 5 will require the following review and approval by the Plan Commission and Village Board:

1. Site Plan Review
2. Special Use Permits for a drive-through on Lots 4 and 5
3. Plat of Resubdivision to shift lot lines between Lots 4, 5 and 6.

Additionally, the following relief from the Regency Square Development Guidelines will need to be considered as part of the Site Plan Review process:

1. A side yard setback of 20 feet is required. A side yard of 10 feet is proposed on Lot 5 and a side yard setback of 18 feet is proposed on Lot 4 (shown on V1 and V2 on Site Plan).
2. A drive-through side yard setback of 10 feet is required. A drive-through setback of 6 feet is proposed on Lot 4 (shown on V3 on Site Plan).
3. A building to building setback of 35 feet is required. A building to building setback of 28 feet is proposed between the buildings on Lots 4 and 5 (shown on V4 on Site Plan).
4. A parking lot setback of 100 feet is required from Route 47 right-of-way. An 81 foot setback is proposed (shown on V5 on Site Plan)
5. Curb cuts for any drive-through establishment shall not be permitted within 100 feet of any street intersection or corner. A setback of 62.9 feet is proposed from the Princeton Drive intersection (shown on V6 on Site Plan).
6. A side yard parking setback of ten (10) feet is required. A parking setback of 6 feet is proposed adjacent to the south lot line of Lot 5 (shown on V7 on Site Plan).
7. Drive-through lanes must be separated from open parking areas, drive-through aisles or adjacent commercial uses by a planted median of no less than a ten (10) foot in width. A landscaped median of approximately six (6) feet in width is proposed on Lot 5 (not labeled on site plan).
8. The minimum width for a lot containing a drive-through is 200 feet. A lot width of 144 feet is proposed for Lot 4 (not labeled on site plan).
9. A ground sign must be setback 100 feet from Route 47 right-of-way. A setback of approximately 50 feet is proposed on each lot (not labeled on site plan).
10. A ground sign may not exceed 54 square feet per side. A ground sign of 71.66 square feet is proposed on each lot (not labeled on site plan).
11. A ground sign may not be greater than 6'-8" inches in height. A ground sign of 11'-5" is proposed on each lot (not labeled on site plan)

Village Manager Johnson reported that Mark Ebacher and Jeff Possin from Interstate Partners were in attendance to answer questions.

Mr. Ebacher gave the background of Interstate Partners and noted that in Elgin 97% of their industrial spaces are currently occupied as well as 100% of their retail space.

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

Trustee Leopold asked which unit the Jimmy John's and Rookies were in and how many parking spaces. Mr. Ebacher stated that the Jimmy John's will be in Unit A and Rookies will be in Unit C. Mr. Ebacher stated that for restaurants there are 10 spaces per 1,000 square feet. Trustee Leopold noted the golf-cart parking area near the rock and suggested that they may not need all of those golf-cart specific spaces; Village Manager Johnson reported that those were included to follow the Regency Square Guidelines and asked if the Committee would want to consider changing some of the golf-cart spaces to full-size spaces. The consensus of the Committee was that they would support changing the golf-cart spaces.

Trustee Fender stated that she is thrilled to have another drive-thru and that she liked the plans including the outdoor dining concept. Trustee Fender questioned the amount of parking spaces. Mr. Ebacher stated that they will look at areas to add parking spaces.

Trustee Piwko stated that he liked the concept but was concerned about the stacking of cars in the drive-thru for Unit B and suggested looking at putting the parking next to the building. Mr. Ebacher noted that they may look at a one-way exit on site and will re-evaluate the drive-thru. Trustee Piwko stated that he would like the monument sign wrapped in brick to keep the established sign requirement; Mr. Ebacher stated that he would continue to work on the sign.

Trustee Hanson asked Trustee Piwko of another monument sign that had brick; Trustee Piwko noted the Walmart monument sign.

Trustee Kanakaris stated that he liked the design and noted that he would rather shorten up the 81 foot setback to allow for more parking spaces. Village Manager Johnson reported that as proposed, the parking spaces exceed the Regency Square Guidelines but the developer could look at land banking should the need for additional spaces arise. Trustee Kanakaris suggested that the developer move the proposed handicapped spaces in order to allow for additional outdoor dining seating and landscaping. Mr. Ebacher stated that he would prefer to keep two (2) handicapped spaces for ease and safety of patrons.

Trustee Hahn suggested they look at angled parking spaces or one-way in and one-way out. A consensus of the Committee of the Whole to refer Interstate Partners to the Plan Commission to begin the formal development review and approval process for the proposed site plan and building elevations for Lots 4 and 5 of Regency Square Phase 2A.

Mayor Sass asked if the Committee had additional comments or questions; there were none.

It was the consensus of the Committee of the Whole to refer Interstate Partners to the Plan Commission to begin the formal development review and approval process for the proposed site plan and building elevations for Lots 4 and 5 of Regency Square Phase 2A.

- e) Discussion – Ordinance (O)2012-03.09 – An Ordinance Recognizing the Acquisition of Right-of-Way adjacent to the West and East Side of Route 47 by the Illinois State Toll Highway Authority for the Route 47/I-90 Full Interchange

Village Manager David Johnson reported that this agenda item was discussed at the March 1, 2012 Committee of the Whole Meeting. There were no issues with the relief requested; however, it was removed from the March 8, 2012 Village Board Agenda for final approval pending the completion of 06.07.12 COW Minutes

the property purchase agreement between the Illinois State Toll Highway Authority and Horizon.

The initial discussion included the following information:

Due to the Interstate 90 Tollway/Route 47 Interchange project, the Illinois State Toll Highway Authority must acquire right-of-way adjacent to the west and east sides of Route 47 that will potentially impact the buildable area on three lots. The three vacant, undeveloped properties are Lot 1 Huntley Automall Resubdivision and Lot 2 of Huntley Automall Resubdivision No. 2 (northeast of the I-90/Route 47 interchange) and Lot 3 of Huntley Corporate Park Phase One (northwest of the I-90/ Route 47 interchange). The Tollway is also acquiring property from the Huntley Outlet Center; however, the acquisition does not necessitate relief to be approved by the Village Board.

The two (2) Huntley Automall lots are zoned "C-2-PDD" Regional Retail and Lot 3 of the Huntley Corporate Park is zoned "O-PDD" Corporate Office. Both zoning districts require fifty (50) foot building and parking setbacks adjacent to Route 47.

Given the required setbacks within the two zoning districts and the respective proposed right-of-way acquisitions along each side of Route 47, the buildable areas within each property will be reduced if the full fifty (50) foot setback is applied after the right-of-way taking. A reduction in the buildable area of the lots will result in higher acquisition costs of the interchange project; therefore, Staff is recommending relief be granted to allow a reduction in setbacks to the three impacted lots so not to reduce the buildable area of the lots.

Staff Analysis

The proposed right-of-way taking varies between the east and west sides of Route 47; therefore staff is recommending different approaches to relief for the subject lots.

East Side of Route 47

The proposed right-of-way taking from Lot 1 Huntley Automall Resubdivision and Lot 2 of Huntley Automall Resubdivision No. 2 will result in a loss of approximately fifty (50) feet from the Route 47 frontage of the two lots. In order to minimize the impact of the taking, it is recommended that the required setback from the new Route 47 right-of-way be reduced from fifty (50) feet to twenty-five (25) feet and that the front yard setback also be reduced from fifty (50) feet to twenty-five (25) feet. This essentially shifts the building envelope twenty-five (25) feet to the east to maintain the same buildable area for the two lots.

It is also recommended that the parking setback be reduced along the Route 47 frontage from fifty (50) to zero (0). Although this relief is substantial, staff notes that there will be approximately sixty-five (65) feet between the edge of Route 47 pavement and the edge of the right-of-way. A Tollway representative has indicated they could plant trees within the right-of-way to replace those that will be removed as a result of the project. The parking setback along the frontage of Automall Drive will remain ten (10) feet.

West Side of Route 47

The proposed right-of-way taking from Lot 3 of Huntley Corporate Park Phase One will result in a loss from that ranges from approximately thirteen (13) feet to thirty-two (32) feet. In order to maintain the existing buildable area, staff is recommending that relief is granted to allow the building setback line to remain in the same location. This results in relief being necessary to reduce the required setback from fifty (50) feet to approximately twelve (12) feet at the narrowest point and approximately thirty-two (32) feet at the widest point (the proposed right-of-way line is not a straight line).

Financial Impact

If relief is not granted, the reduced buildable area for the impacted lots will result in higher property acquisition costs for the interchange project.

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

It was the consensus of the Committee of the Whole to forward on to the Village Board for approval Ordinance (0) 2012-03.09 – An Ordinance Recognizing the Acquisition of Right-of-Way adjacent to the West and East side of Route 47 by the Illinois State Toll Highway Authority for the Route 47/I-90 Full Interchange.

- f) Discussion – Resolution (R)2012-06.24 – Approval of the Bid Award to Elgin Granite Works for the Huntley Cemetery Columbarium Project

Senior Assistant to the Village Manager Lisa Armour reported that on May 1, 2012, sealed bids were opened and read aloud for the Huntley Cemetery Columbarium Project. The following bid was the only bid received:

Elgin Granite Works:

- 4 high niche \$31,000
- 5 high niche \$36,000

Staff Analysis

The bid has been reviewed by Staff. The Village Manager’s Office recommends the bid for the Huntley Cemetery Columbarium Project be awarded to Elgin Granite Works from Elgin.

The bids were presented for one four high niche and one five high niche. The four high niche will accommodate 96 burials. The five high niche will accommodate 120 burials. The size of 7’3” by 7’3” is the same for both units.

The columbarium will be located on the west side of Dean Street on the south side of the cemetery property. Staff is currently coordinating the exact location and design layout for the columbarium area. The price includes the foundation and installation of a pre-assembled unit.

Financial Impact

The Fiscal Year 2012 budget amount for this project is \$45,000. The amount is budgeted for in the Cemetery Fund 45-10-4-7500.

Ms. Armour reported that Christian Carlson from Elgin Granite Works was in attendance to answer questions.

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

Trustee Hanson asked what the addition of parking and landscaping would cost. Village Manager David Johnson reported that \$25,000 remained in the budget to start the additional work. Trustee Hanson asked if plans for the parking were prepared; Village Manager Johnson noted the plans sent to the Trustees and showed the exhibit on the screen. Trustee Hanson asked when this project would start; Village Manager Johnson reported that it would begin this year.

Trustee Fender asked for confirmation that the first columbarium would be built in 2012 and the additional ones would be built in future years, as needed. Village Manager Johnson confirmed that it would be built in phases. Trustee Fender stated that she preferred exhibit B the informal garden style.

Mayor Sass asked if the Committee had additional comments or questions; there were none at this time.

Mayor Sass invited Mr. Bill Jorgensen from DeFiore-Jorgensen Funeral & Cremation Service to make his public comment.

Mr. Jorgensen reported that he had previously met with Village staff regarding the Cemetery Code as well as the Columbarium; Mr. Jorgensen reported that they usually have about 100 funerals per year with about 50% casket burials and 50% cremations. Mr. Jorgensen stated that he would have liked to bid on the columbarium project. Mayor Sass reported that the Village followed its standard procedures of advertising the bid in the local newspaper as well on the Village's website.

Trustee Hanson asked what the benefit would be to have the Village incur the cost to build and sell spaces in the columbarium in the Huntley Cemetery as opposed to privatizing the project as it would take several years to have the Village make any money. Trustee Hanson stated that he would like the costs vs. the rate of return prior to voting. Trustee Hanson asked what St. Mary's Cemetery charges; Mr. Jorgensen reported that columbarium prices range from \$1,250 to \$1,800 and grave sites are \$1,500.

Trustee Fender asked what the cost would be to sell a space in the columbarium. Trustee Fender asked what the difference would be between a 4-tier and 5-tier structure.

Trustee Leopold noted that the idea of privatizing the columbarium raises questions as to having two contractors maintaining the Cemetery and Columbarium; Trustee Leopold also noted that the Village has a Cemetery Board which does a good job.

Trustee Piwko noted that we are not Chicago so he would not support privatization of the Columbarium; Trustee Piwko stated that adding the Columbarium is an improvement to the Village's cemetery for the residents of Huntley.

Trustee Hahn stated that he would not support privatization of the Columbarium and that he has faith in the Village's Cemetery Board to charge the appropriate rate to pay for a space in the Columbarium and the improvements. Trustee Hahn stated that he would be in favor of building the 5-tier unit.

Mr. Christian Carlson from Elgin Granite Works explained the difference between a 4-tier and 5-tier Columbarium by explaining that it is an economy of scale. The taller the unit the better rate of return as there is only a \$5,000 difference between the two units. Mr. Carlson stated that he would not suggest building anything taller than a 5-tier for ease in cleaning and visitors. Mr. Carlson reported that the 5-tier structure holds 120 niches and in his experience has found that typically single niches sell from \$750 to \$1,200.

Village Manager Johnson reported that this would be a phased project with some of the work, such as paving, being performed by employees.

Mayor Sass asked if the Committee had any other comments or questions; there were none.

It was the consensus of the Committee of the Whole to forward on to the Village Board for approval Resolution (R)2012-06.24 – Approval of the Bid Award to Elgin Granite Works for the Huntley Cemetery Columbarium Project. Note: Staff was directed to place this item on the Agenda as a roll call vote.

g) Discussion – Video Gaming

- i. Approval of Ordinance (O) 2012-06.23 – An Ordinance Amending Ch. 110.52 (A), Ch. 112.03 (I), and Ch. 116.04 (M) of the Village Code of Ordinances to Allow for Video Gaming
- ii. Approval of Ordinance (O) 2012-06.24 – An Ordinance Amending Ch. 114 of the Village Code of Ordinances to License Video Gaming Terminals

Village Manager David Johnson reported that in 2009, the General Assembly approved the Video Gaming Act (230 ILCS 40/) to help fund capital projects as part of the State’s \$31 billion capital construction program. The Act allows licensed video gaming terminals to be placed in certain liquor establishments (those serving liquor for consumption on the premises), truck stops, and fraternal/veterans clubs. The Illinois Gaming Board is responsible for implementing and regulating video gaming. Since the legislation was passed in 2009, the Gaming Board has been working to develop rules and procedures to implement the Act. The Gaming Board recently adopted Administrative Rules governing operation and regulation of video gaming (11 Ill. Admin. Code 1800 *et seq.*).

Devices must be located in an area restricted to those 21 years of age and older, with the entrance to the area within view of at least one employee who is at least 21 years old. A physical barrier such as a short partition, gate or rope shall be used to separate the gaming area, for locations that restrict entrance to those 21 years old or older, a separate area is not required.

Staff Analysis

Municipalities are not required to allow video gaming within the corporate limits. An ordinance may be passed banning video gaming, or a referendum proposing to prohibit video gaming may be held. Video gaming is automatically prohibited if current ordinances prohibit gaming without any exception for video gaming devices, which is the case in the Village. Per the Village’s liquor control code Ch. 110.52 (A), “The Liquor Control Commissioner may revoke any license at any time it is found that any licensee shall keep, possess, maintain or allow on the premises any gambling devices, book making, betting or any machine or game used for gambling purposes.” Village Code regarding Raffles, Ch. 112.03 (I), requires raffles license applicants to provide a statement “that the applicant will not allow gambling devices or gambling on the premises where the drawing will be held.” Village Code regarding Adult Uses Ch. 116.04 (M) requires adult business license applicants to provide a statement “that gambling devices or gambling will not be permitted on the premises.” If the Village chooses to allow video gaming, then these sections of the Village Code must be amended.

If the Village removes the ban on video gaming, then Chapter 114, Business Registration: Administration must also be amended to provide regulations for the licensing of video gaming terminals pursuant to the Illinois Video Gaming Act.

Municipal codes for the Village of Algonquin and the City of Crystal Lake do not allow for gambling devices. The Village of Lake in the Hills has adopted an ordinance and made the necessary revisions to Village Code to provide for video gambling. Also, the City of Marengo plans to allow for video gambling.

Financial Impact

The Illinois Municipal League has estimated that the Village revenue generated per device would be approximately \$2,250. Each establishment is allowed a maximum of five devices. With five machines, the total estimated revenue would be \$11,250. The State collects a tax of 30% on the net income from each machine, with the municipality receiving 1/6th of this amount. A non-home rule municipality may not impose any fee for operating a video gaming device in excess of \$25.00 per year. Currently, 10 liquor license holders meet the Video Gaming Act requirements for video gaming terminals. If each establishment operated the maximum five devices, the total estimated revenue generated for the Village would be \$112,500.

Legal Analysis

The Village Attorney has reviewed the Video Gaming Act legislation and the Village Code and has confirmed the need to amend the specified codes if the Village Board chooses to allow video gambling.

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

Trustee Leopold questioned why this was being discussed prior to the State's decision.

Trustee Fender stated that this is one way for the State to pay for the Route 47 improvements. Trustee Fender stated that if the Gaming Act becomes a reality then she would like the Village to see benefits of this in order to provide services to the residents.

Trustee Hanson stated that he would like the Village to give the funds to the Community and establish a \$5,000 yearly scholarship to one D158 student. Mayor Sass stated that if a scholarship was to be set up that the scholarship should go to a Huntley student as not all D158 students live in Huntley. Trustee Fender stated that before decisions like a scholarship be established that the Village should wait to see what the State is going to do.

Trustee Hahn stated that if the Village does not lift the Video Gaming ban then the Huntley businesses will lose patrons to other Villages.

Mayor Sass asked if the Committee had any other comments or questions; there were none.

It was the consensus of the Committee of the Whole to forward on to the Village Board for a vote:

- i. Ordinance (O)2012-06.23 – An Ordinance Amending Ch. 110.52 (A), Ch. 112.03 (I), and Ch. 116.04 (M) of the Village Code of Ordinances to Allow for Video Gaming***
- ii. Ordinance (O)2012-06.24 – An Ordinance Amending Ch. 114 of the Village Code of Ordinances to License Video Gaming Terminals***

h) Discussion – Approval of the Village of Huntley 2012/2013 Health Insurance Renewal

Village Manager David Johnson reported that the Village's in-force health insurance plan with United Health Care (UHC) covering Village of Huntley full time employees expires June 30, 2012. Staff met with the Village's insurance broker Ray Rotolo of American Westbrook Insurance Services, LLC to discuss renewal options and review quotes from other providers.

Staff Analysis

The Village's health insurance plans contain medical and prescription drug card benefit provisions. The current UHC PPO Base Plan has a \$1,000 deductible, \$1,000 maximum out of pocket with a 90% co-06.07.12 COW Minutes

insurance rate for hospitalization expenses. A \$30 co-pay applies to routine office visits and physicals. The current UHC Premium Plan has a \$500 deductible, \$1,000 maximum out of pocket with a 90% co-insurance rate for hospitalization expenses. The Prescription Drug Card program provides a \$10/\$30/\$50 co-pay depending upon medication. Dental insurance is paid 100% by the Village of Huntley for all levels of coverage including dependents. The Flexible Spending program and 125 Plan Dependent Care program allows an employee to make voluntary contributions on a tax deferred basis for the reimbursement of allowable medical and child care costs.

Financial Impact

Initial renewal quote from UHC was a 9.5% increase over last year’s premiums; however the Village was able to negotiate a final renewal rate increase of 4.5%. The renewal will increase costs by \$37,303.20 (based upon current enrollment) for an annual cost of \$866,245.68. Quotes from other carriers, including Blue Cross/Blue Shield of Illinois, were significantly higher than 9%.

The Village continues to pay 100% of the cost for an employee’s medical insurance coverage for the Standard/Base United Healthcare plan. For dependent medical insurance coverage employees currently pay 18% (20% for MAP union members) of the difference in premium cost between individual and dependent health insurance coverage. The Village also offers a “Premium” United Healthcare plan which requires additional contributions from employees selecting this plan.

VILLAGE OF HUNTLEY												
Inforce						Revised Renewal						
	EE	RATE	TOTAL	EE	RATE	TOTAL	EE	RATE	TOTAL	EE	RATE	TOTAL
Employee:	7	\$422.09	\$2,954.63	24	\$393.29	\$9,438.96	7	\$441.08	\$3,087.56	24	\$410.99	\$9,863.76
Employee & Spouse:	4	\$886.39	\$3,545.56	5	\$825.89	\$4,129.45	4	\$926.28	\$3,705.12	5	\$863.06	\$4,315.30
Employee & Child(ren):	6	\$726.00	\$4,356.00	4	\$676.45	\$2,705.80	6	\$758.67	\$4,552.02	4	\$706.89	\$2,827.56
Family:	18	\$1,274.71	\$22,944.78	16	\$1,187.71	\$19,003.36	18	\$1,332.07	\$23,977.26	16	\$1,241.16	\$19,858.56
Total Monthly:	35		\$33,800.97	49		\$35,277.57	35		\$35,321.96	49		\$36,865.18

	United Healthcare PPO Plan X6-P / PPO Plan X7-E				United Healthcare PPO Plan X6-P / PPO Plan X7-E			
	In Network		Out Network		In Network		Out Network	
	In Network	Out Network	In Network	Out Network	In Network	Out Network	In Network	Out Network
Lifetime Maximum	Unlimited		Unlimited		Unlimited		Unlimited	
Individual Deductible	\$500	\$1,000	\$1,000	\$2,000	\$500	\$1,000	\$1,000	\$2,000
Family Deductible	\$1,500	\$3,000	\$3,000	\$6,000	\$1,500	\$3,000	\$3,000	\$6,000
Coinsurance	90%	70%	90%	70%	90%	70%	90%	70%
Individual Out of Pocket	\$1,000	\$2,000	\$1,000	\$2,000	\$1,000	\$2,000	\$1,000	\$2,000
Family Out of Pocket	\$3,000	\$6,000	\$3,000	\$6,000	\$3,000	\$6,000	\$3,000	\$6,000
Inpatient Hospital Services	90%	70%	90%	70%	90%	70%	90%	70%
Inpatient Hospital Deductible	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Routine Physical	100%	70%	100%	70%	100%	70%	100%	70%
Physician Visits	\$25 Copay	70%	\$30 Copay	70%	\$25 Copay	70%	\$30 Copay	70%
Specialist Visits	\$45 Copay	70%	\$50 Copay	70%	\$45 Copay	70%	\$50 Copay	70%
Lab & X-Ray	90%	70%	90%	70%	90%	70%	90%	70%
Emergency Room	\$150 Copay	\$150 Copay	\$150 Copay	\$150 Copay	\$150 Copay	\$150 Copay	\$150 Copay	\$150 Copay
Rx Program	\$10/\$30/\$50		\$10/\$30/\$50		\$10/\$30/\$50		\$10/\$30/\$50	
Mail Order	2.5x / 90 Days		2.5x / 90 Days		2.5x / 90 Days		2.5x / 90 Days	
Website	www.uhc.com		www.uhc.com		www.uhc.com		www.uhc.com	

Total Monthly:						\$69,078.54						\$72,187.14
Total Annually:						\$828,942.48						\$866,245.68
Annual Difference:						N/A						\$37,303.20
Percent Difference:						N/A						4.50%

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

It was the consensus of the Committee of the Whole to forward on to the Village Board for approval of the 2012/2013 Health Insurance Renewal with United Healthcare Insurance Company of Illinois effective July 1, 2012.

- i) Discussion – Ordinance (O)2012-06.25 – An Ordinance Ascertaining the Prevailing Rate of Wages for Laborers, Mechanics, and other Workman Engaged in the Construction of Public Works Under the Jurisdiction of the Village of Huntley

Mayor Sass reported that each year, the Village of Huntley is required by the Illinois Department of Labor to pass a Prevailing Wage Ordinance ascertaining the prevailing wage for laborers, mechanics, and other workmen engaged in the construction of public works. State law requires that municipalities annually adopt this ordinance.

Staff Analysis

Prevailing wages are established by the Federal Government. Once approved, the Ordinance will be published in the local newspaper. The Prevailing Wage Scale pertains to the wages that the Village must ensure contractors are providing to laborers that perform work for the Village as part of any municipal project or public works construction or maintenance programs.

Documentation along with a notarized statement is required to be provided by the contractors that work for the Village stating that they are adhering to the Federal law and are in fact paying prevailing wages.

Legal Analysis

Pursuant to State Statute, the Ordinance will be published in the local paper and properly posted.

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

It was the consensus of the Committee of the Whole to forward on to the Village Board for approval Ordinance (O)2012-06.25 - Village of Huntley Prevailing Wage Ordinance.

VILLAGE ATTORNEY’S REPORT: None

VILLAGE MANAGER’S REPORT:

Trustee Leopold reported that he noticed that Regency was mowed but they did not do the flowerbed near the entrance of KinderCare. Village Manager Johnson reported that they are trying to be frugal when hiring outside contractors to mow as the Village will not get reimbursed until the property is sold.

Trustee Fender asked staff to look up the hours that a landscape company can begin mowing in the morning.

VILLAGE PRESIDENT’S REPORT:

Mayor Sass reported that the Village is hosting the next McCOG meeting on June 20th.

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 8:39 p.m.

MOTION: Trustee Piwko

SECOND: Trustee Hanson

The Voice Vote noted all ayes and the motion carried.

Respectfully submitted,

Barbara Read
Recording Secretary