

**VILLAGE OF HUNTLEY
VILLAGE BOARD MEETING
June 23, 2016
MINUTES**

CALL TO ORDER:

A meeting of the Village Board of the Village of Huntley was called to order on Thursday, June 23, 2016 at 7:02 p.m. in the Municipal Complex, Village Board Room, 10987 Main St., Huntley, Illinois 60142.

ATTENDANCE:

PRESENT: Mayor Charles Sass; Trustees: Ronda Goldman, Tim Hoeft, 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, Chief Robert Porter and Village Attorney John Cowlin.

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

PUBLIC COMMENTS: None

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 19, 2016 Village Board Meeting Minutes
- b) Approval of the June 23, 2016 Bill List in the amount of \$575,503.08
- c) Approval of an Ordinance Approving a Simplified Residential Zoning Variation for a Building Addition Encroaching into the Rear Yard Setback – 12242 Winne Lane
- d) Approval of a Resolution Approving a Façade Improvement Assistance Program Grant for the Village Inn Restaurant, 11713 E. Main Street
- e) Approval of a Resolution Approving a Façade Improvement Assistance Program Grant for The Woodstock Street LLC, 11021 – 11023 Woodstock Street
- f) Referral of a Proposed Site Plan and Building Elevations for Advocate Health Care, ±5.89 acres located on Quality Drive to the Plan Commission to begin the Formal Development Review Process
- g) Approval of an Ordinance Approving (i) the ±39.39-acre Final Plat of Subdivision Regency Square – Phase 2C generally located at the Southwest corner of Kreutzer Road and Princeton Drive and (ii) the ±14.6 acre Final Plat of Subdivision of Alden of Huntley

generally located at the Northwest corner of Regency Parkway and Princeton Drive and (iii) a Plat of Vacation

- h) Approval of an Ordinance Amending Chapter 110: Alcoholic Beverages, of the Village of Huntley Code of Ordinances
- i) Approval of Payout Request No. 6 in the amount of \$140,705.95 to Alliance Contractors, Inc. for the Downtown Streetscape Improvements
- j) Approval of 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 all the items on the Consent Agenda were discussed at the Committee of the Whole and 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 Goldman

SECOND: Trustee Leopold

AYES: Trustees: Goldman, Hoeft, Kanakaris, Leopold, Piwko and Westberg

NAYS: None

ABSENT: None

The Motion Carried: 6-0-0

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA: None

ITEMS FOR DISCUSSION AND CONSIDERATION:

- a) Consideration of an Ordinance Approving an Off-Premise Temporary Banner at the Northwest corner of Main Street and Dwyer Street

Mayor Sass reported that Project Two Music has requested an off-premise temporary banner to be located at the northwest corner of Main and Dwyer Streets. The 3' x 6' (18 square foot) temporary banner would serve to invite the community to the Saturday, July 9, 2016 concert at the Huntley High School featuring Huntley graduates and a special guest appearance from Broadway star Clifton Oliver.

The Village's Sign Regulations allow off-premise signs provided they receive Village Board approval and adherence to certain standards and criteria. The below table details the criteria and the proposed sign:

Criteria	Proposed
Sign adjacent to and intended to be viewed from Route 47 Only	The sign is proposed to be located adjacent to Route 47
Prohibited within a residentially zoned property	The property is not residentially-zoned
Maximum area of a sign face, whether a single sign face, two back-to-back, or a V-shaped type sign is 100 square feet	The proposed signage is approximately 18 square feet
Maximum height is 15 feet above grade	The height of the sign is ±4 feet above

	grade
The location shall not obscure or interfere with an official traffic control device or railroad safety signal or sign, or obstruct or interfere with a driver's view of approaching, merging or intersecting traffic for a distance of 500 feet	The proposed location of the sign will meet this requirement

Financial Impact

The applicable sign permit fees shall apply.

Legal Analysis

The Village Board's authorization for this request is required in accordance with Section 156.128 of the Zoning Ordinance.

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

A MOTION was made to approve an Ordinance for an Off-Premise 3' x 6' square foot temporary banner at the northwest corner of Main and Dwyer Streets promoting the July 9, 2016 Project Two Music concert at the Huntley High School.

MOTION: Trustee Westberg

SECOND: Trustee Leopold

AYES: Trustees: Goldman, Hoefft, Kanakaris, Leopold, Piwko and Westberg

NAYS: None

ABSENT: None

The Motion Carried: 6-0-0

b) Conceptual Review of a Proposed Zoning Ordinance Text Amendment

Director of Development Services Charles Nordman reviewed a Power Point presentation and reported that on January 28, 2016 the Village Board approved a six month moratorium on the issuance of an occupancy permit or any other development approval or building permit for payday loan facilities, currency exchanges, resale shops, pawn shops and similar uses in order to review the existing uses and determine the proper zoning classification and regulations for such establishments as well as the review process for locating such establishments in the Village. The moratorium on the issuance of an occupancy permit or any other development approval or building permits extends to July 31, 2016.

At this time, staff is requesting conceptual review by the Village Board for the proposed definitions and acceptable zoning districts for the subject uses. Following discussion by the Village Board, staff will proceed with scheduling the required public hearing and review by the Plan Commission.

Staff Analysis

The following definitions are proposed for the uses that are subject to the moratorium. Currently, none of the uses are defined within the Zoning Ordinance. The proposed zoning districts for the permitted uses and special uses are listed below each definition. If a use is listed as "permitted" it may locate within a zoning district by right and does not require approval from the Village Board. If a use is listed as a "special use" it is considered as having a special impact or uniqueness that requires careful review of its location, design, configuration and impact to determine the desirability of permitting it on any given site. Special uses are reviewed and approved by the Plan Commission and Village Board.

PROPOSED DEFINITIONS:

ANTIQUÉ SALES: Antique Sales engage exclusively in the business of selling, bartering, or exchanging items which are by their style, design, or use commonly considered to be of another era or age, and not simply because the same is not a new product, including but not limited to works of art, pieces of furniture, decorative objects, clocks, lamps, clothing, rugs, toys, and the like. This definition excludes firearms, and vehicles and vehicle parts, both restorable and in working condition. This definition further excludes “pawn shops and “secondhand store”. A store that primarily sells books is included under “bookstore”.

Proposed zoning districts: Permitted in the “B-2” Highway Service, “B-3” Shopping Center Business, “B-4” Adaptive Reuse Business, “C-1” Neighborhood Business District and “C-2” Regional Retail.

AUCTION HOUSE: An enclosed place or establishment conducted or operated for compensation or profit as a private or public market where items are offered for sale through competitive bidding. The term "auction house" shall not include on premises estate, foreclosure, real estate or personal property sales conducted upon the estate, foreclosed or for sale property or property belonging to the personal property owner.

Proposed zoning districts: Special Use in the “M” Manufacturing and “ORI” Office/Research Industrial District

CURRENCY EXCHANGE: A commercial use that exchanges common currencies, sells money orders, or cashier’s checks and cashes checks as its principal business activity. “Currency Exchange” shall not include a “Financial Institution.”

Proposed zoning districts: Special Use in the “B-3” Shopping Center Business and “C-2” Regional Retail.

FURNITURE SALES, USED: A retail store that buys or accepts donations and sells previously used furniture that is in good repair or has been restored or reconditioned to a clean and usable condition.

Proposed zoning districts: Special Use in the “B-3” Shopping Center Business, “B-4” Adaptive Reuse Business and “C-1” Neighborhood Business District and “C-2” Regional Retail.

PAWN SHOP: An establishment that engages, in whole or in part, in the business of receiving property in pledge or as a security for money or other things advanced to the pawner or pledger.

Proposed zoning districts: None.

PERSONAL LOAN AGENCY: An establishment providing loans to individuals in exchange for receiving personal checks or titles to the borrower’s motor vehicles as collateral. The definition excludes “financial institution” and “currency exchange”.

Proposed zoning districts: Special Use in the “B-3” Shopping Center Business and “C-2” Regional Retail.

SECONDHAND STORE: A retail store that buys or accepts donations and sells previously used merchandise, such as clothing, furniture, appliances, household goods, sporting goods, recreational equipment or other merchandise not considered to be antique, that is in good repair or has been restored or reconditioned to a clean and usable condition.

Proposed zoning districts: Special Use in the “B-2” Highway Service, “B-3” Shopping Center Business, “C-1” Neighborhood Business District and “C-2” Regional Retail.

The following tables provide a comparison of the existing and proposed zoning districts for the uses that are subject to the moratorium.

PERMITTED AND SPECIAL USES

USE		RE-1	RE-2	R-1	R-2	R-3	R-4	R-5	B-1	B-2	B-3	B-4	O-1	HC	M	ORI
Antique Sales	Existing								S	X	X	X				
	Proposed									X	X	X				
Auction House	Existing									X					S	
	Proposed														S	S
Currency Exchange	Existing									X	X					
	Proposed										S					
Furniture Sales, Used	Existing									X	X					
	Proposed									S	S					
Pawn Shop	Existing									X						
	Proposed															
Personal Loan Agency	Existing									X	X		S			
	Proposed										S					
Secondhand Store	Existing									S	S					
	Proposed									S	S					

X = Permitted Use S = Special Use

PLANNED DEVELOPMENT DISTRICT – PERMITTED AND SPECIAL USES

USE		ER	ER-1	ER-2	SF-1	SF-2	MF-1	MF-2	C-1	C-2	O	BP	P
Antique Sales	Existing								X	X			
	Proposed								X	X			
Currency Exchange	Existing								X	X	X		
	Proposed									S			
Furniture Sales, Used	Existing								X	X			
	Proposed								S	S			
Personal Loan Agency	Existing								X	X	X		
	Proposed									S			
Secondhand Store	Existing								S	S			
	Proposed								S	S			

X = Permitted Use S=Special Use

Strategic Plan Priority

The 2016-2020 Strategic Plan identifies *Preserve and Enhance Quality of Life for Village Residents* as a Strategic Priority, and “Maintain High Quality Development Standards” as a goal.

Legal Analysis

The addition of the proposed definitions and changes to the permitted and special uses will require a text amendment to the Zoning Ordinance. A text amendment requires that the Plan Commission conduct a public hearing and forward a recommendation to the Village Board for consideration.

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

It was the consensus of the Village Board to refer the proposed Zoning Ordinance Text Amendment to the Plan Commission to begin the formal development review and approval process.

VILLAGE ATTORNEY’S REPORT: None

VILLAGE MANAGER’S REPORT: None

VILLAGE PRESIDENT’S REPORT:

Mayor Sass reported that the first Concert in the Square will be on June 28th at 7:00 p.m.

Mayor Sass reported that the Legion’s Vet Fest will be held on Saturday, June 25th.

Mayor Sass announced that the July 7th Committee of the Whole meeting has been cancelled.

Mayor Sass reminded the Village Board that the Veterans Memorial Dedication will be held on Saturday, July 2nd at Noon.

UNFINISHED BUSINESS: None

NEW BUSINESS: None

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 Public Officers
- g) Appointment of a Public Officer
- h) Review of Closed Session Minutes
- i) Other

A MOTION was made at 7:19 p.m. to Enter into Executive Session for d) Appointment, Employment, Dismissal, Compensation, Discipline and Performance of an Employee of the Village of Huntley.

MOTION: Trustee Piwko

SECOND: Trustee Kanakaris

The Voice Vote noted all ayes and the motion carried.

A MOTION was made at 7:26 p.m. to Exit Executive Session.

MOTION: Trustee Leopold

SECOND: Trustee Kanakaris

The Voice Vote noted all ayes and the motion carried.

ACTION ON CLOSED SESSION ITEM: None

ADJOURNMENT:

There being no further items to discuss, a MOTION was made to adjourn the meeting at 7:27 p.m.

MOTION: Trustee Westberg

SECOND: Trustee Hoeft

The Voice Vote noted all ayes and the motion carried.

Respectfully submitted,

Barbara Read
Recording Secretary