

**VILLAGE OF HUNTLEY  
VILLAGE BOARD MEETING  
July 11, 2013  
MINUTES**

**CALL TO ORDER:**

A meeting of the Village Board of the Village of Huntley was called to order on Thursday, July 11, 2013 at 7:00 p.m. in the Municipal Complex, Village Board Room, 10987 Main St., Huntley, Illinois 60142.

Mayor Sass reported that Item 4e is being pulled from the agenda at the request of the petitioner. Mayor Sass asked for a motion to amend the agenda.

**A MOTION was made to remove Item 4e from the agenda.**

**MOTION: Trustee Leopold**

**SECOND: Trustee Hanson**

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

**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

**ITEMS FOR DISCUSSION AND CONSIDERATION:**

- a) Consideration of the June 13, 2013 Village Board Meeting Minutes

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 June 13, 2013 Village Board Meeting Minutes**

**MOTION: Trustee Hanson**

**SECOND: Trustee Westberg**

**AYES: Trustees Goldman, Hanson, Kanakaris, Leopold, Piwko and Westberg**

**NAYS: None**

**ABSENT: None**

**The motion carried: 6-0-0**

- b) Consideration of the July 11, 2013 Bill List in amount of \$1,445,241.14

Mayor Sass reported that \$1,156,496.26 (or 80%) of the total bill list is attributable to payment of TIF & SSA Property Taxes, NPDES Permit Renewals and payment to Behm Pavement Maintenance for the 2013 Crack Sealing Program.

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

**A MOTION was made to approve the July 11, 2013 Bill List in amount of \$1,445,241.14.**

**MOTION: Trustee Piwko**

**SECOND: Trustee Leopold**

**AYES: Trustees Goldman, Hanson, Kanakarlis, Leopold, Piwko and Westberg**

**NAYS: None**

**ABSENT: None**

**The motion carried: 6-0-0**

- a) Consideration of an Ordinance Approving a Simplified Residential Zoning Variation for a building addition encroaching into the Rear Yard Setback – 11533 Wildrose Drive / Stephanie Schomer

Assistant Village Manager Lisa Armour reported that the petitioner is requesting 9.0 feet relief from the forty (40') foot minimum rear yard setback to accommodate construction of a room addition on the west side of the "SF-2-PDD" Garden Residential Planned Development District-zoned residence at 11533 Wildrose Drive.

The petitioner's request for relief from the required 40-foot rear yard setback would allow construction of a 12' x 17' (204 square foot) sun room addition at the rear of the residence. The petitioner noted that despite the subject property having a relatively large rear yard it is also predominated by the 30-foot wide public utility easement and landscape easement between the residence and the open space to the west resulting in the correspondingly large 40-foot rear yard setback. Additionally, while the majority of the 134 total lots within Del Webb's Sun City Neighborhood 15 have the customary 20-foot rear yard setback, the subject property and fourteen (14) other lots along Wildrose Drive which back-up to the unincorporated McHenry County property have the 30' landscape easement/40' rear yard setback configuration.

On May 15, 2013, the Sun City Community Association – Board of Directors approved the proposed room addition project including the encroachment beyond the rear yard setback.

#### Zoning Board of Appeals Recommendation

The Zoning Board of Appeals reviewed the petition at a public hearing on June 26, 2013. The Zoning Board recommended approval by a vote of 4 to 0, subject to the following condition:

1. No building permits or Certificates of Occupancy are approved as part of the Simplified Residential Zoning Variation.

Assistant Village Manager Armour reported that the petitioner and her contractor were in attendance to answer questions.

Mayor Sass asked if the Village Board had any comments or questions.

Trustee Leopold reported that he went to the property and saw that the space between the houses was narrow and said that with the construction equipment being brought to the site from the back and not disturbing the side yards that he did not have an issue with the petition. He asked the petitioner about maintenance of the overgrown tree. Ms. Schomer stated that the tree was to be pruned.

Trustee Goldman reported that she also went to the property and had no issue with the removal of the

deck in order to add the room addition and said there was less concern now that the construction equipment was being brought on site from the Ziller property.

There were no other comments or questions.

**A MOTION was made to approve an Ordinance for a Simplified Residential Zoning Variation for a building addition encroaching into the Rear Yard Setback for Stephanie Schomer at 11533 Wildrose Drive.**

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

- b) Consideration of Advisory Board Appointments
  - i. Historic Preservation Commission Appointment – Geraldine Rizzo
  - ii. Plan Commission Appointment – Tim Hoeft
  - iii. Zoning Board of Appeals Appointment – Paul Belonax
  - iv. Zoning Board of Appeals Appointment – L. Arlen Higgs

Mayor Sass reported that the following individuals have stepped forward to serve in the open seats on the Advisory Boards:

- Historic Preservation Commission – Ms. Geraldine Rizzo
- Plan Commission – Mr. Tim Hoeft (current ZBA member)
- Zoning Board of Appeals – Mr. Paul Belonax and Mr. L. Arlen Higgs

Each candidate stepped forward and introduced themselves to the Village Board and thanked them for allowing them to serve the community.

**A MOTION was made to appoint Geraldine Rizzo to the Historic Preservation Commission, Tim Hoeft to the Plan Commission, Paul Belonax to the Zoning Board of Appeals and L. Arlen Higgs to the Zoning Board of Appeals.**

**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**

- c) Consideration of a Resolution Authorizing Submittal of a Joint Application with Grafton Township to the McHenry County Senior Services Grant Commission

*This item was removed from the Agenda at the request of the petitioner.*

- d) Consideration of a Resolution Approving a Bid Award to Era Valdivia Contractors, Inc.

in the amount of \$283,000 to Repaint 400 MG Water Spheroid (Water Tower No. 5 – Wing Pointe)

Village Manager Dave Johnson reported that on July 2, 2013, sealed bids were received and opened for the repainting of 400 MG Water Spheroid (Water Tower No. 5 – Wing Pointe). Bids were received, opened, and read aloud as follows:

	<u>Bid</u>
- Era Valdivia Contractors Inc.	\$283,000
- Jetco, Ltd	\$348,800
- Maxcor Inc.	\$379,700
- AM-Coat Painting Inc.	\$475,000
- Classic Protective Coating	\$521,875

#### Staff Analysis

The bids were reviewed and evaluated by staff. Based on the evaluation, it is recommended that the Village Board award the bid for the repainting of 400 MG Water Spheroid (Water Tower No. 5 – Wing Pointe) to the lowest responsible bidder, Era Valdivia Contractors Inc. Era Valdivia painted Water Tower No. 2 near Weber Stephen in 2009 and Water Tower No. 4 on West Main Street in 2011 and was awarded the bid to paint Tower No. 3 in Southwind in May. Work on that project will begin this month.

#### Financial Impact

The FY 2013 budget was amended on June 13<sup>th</sup> to provide funding for the painting of this tower in 2013. It was originally planned to be painted in 2014, with the Capital Improvement Program identifying \$360,000 for the project. The Water Equipment Replacement Fund amended budget approved on June 13<sup>th</sup> increased line item 21-10-4-7727 to from \$366,000 to \$670,000.00. The estimated cost for the project was \$315,000.

Mayor Sass asked if the Village Board had any comments or questions.

Trustee Piwko asked if the typical interior work was included in the base bid; Village Manager Johnson said that the same work as previously done was included.

**A MOTION was made to approve a Resolution approving a Bid Award to Era Valdivia Contractors, Inc., in the amount of \$283,000 to Repaint 400 MG Water Spheroid (Water Tower No. 5 – Wing Pointe).**

**MOTION: Trustee Piwko**

**SECOND: Trustee Westberg**

**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:**

Mayor Sass reported that the Transparency Grade article which was distributed to the Trustees ranked Huntley in the top four with a score of 98.3% (out of 100)

Mayor Sass reported that Kreutzer Road east of Haligus and from Smith Drive to Haligus would be completed on Friday and the road would be re-opened.

Mayor Sass reported that mosquito spraying would take place on Friday evening, July 12<sup>th</sup>, weather permitting.

Mayor Sass reported that Tip a Cop would take place at Culvers on Saturday, July 13<sup>th</sup> 10:30am – 4pm. This is a fundraiser for the Special Olympics.

Mayor Sass wished Trustee Hanson a belated happy birthday and wished Trustee Westberg a happy birthday as his birthday is July 12<sup>th</sup>.

**UNFINISHED BUSINESS:** None

**NEW BUSINESS:**

Trustee Piwko thanked Staff for their work on Family Fun Day at the Farmers Market and said that while he was at the event someone suggested that next year the Village have a dunk tank for the Mayor and Village Board.

Trustee Leopold commended Village Manager Johnson for the great presentation at the Sun City Neighborhood Advisory Council meeting.

**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 7:22 p.m.**

**MOTION: Trustee Piwko**

**SECOND: Trustee Kanakaris**

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

Respectfully submitted,

Barbara Read  
Recording Secretary