

**VILLAGE OF HUNTLEY
VILLAGE BOARD MEETING
July 25, 2013
MINUTES**

CALL TO ORDER:

A meeting of the Village Board of the Village of Huntley was called to order on Thursday, July 25, 2013 at 7:05 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.

SPECIAL PRESENTATION:

Recognition – World Powerlifting Congress Record, Dominic Swanson

Mayor Sass presented the following Certificate of Recognition:

Presented to
Dominic Swanson

Congratulations on your recent accomplishments in powerlifting. Obtaining a National Record and a World Record in the Single Lift Bench Press is an amazing feat; especially at such a young age.

The Village of Huntley Board of Trustees wishes you all the best of luck in your future as you continue to compete.

PUBLIC COMMENTS:

Mr. Mack Titus, 12156 White Tail, Huntley, IL 60142 reported that he has seen an increase in traffic on Princeton Drive with semi-trucks parking on Princeton and causing traffic issues.

There were no other Public Comments.

CONSENT AGENDA:

- a) Approval of the June 20, 2013 Committee of the Whole and June 27, 2013 Village Board Meeting Minutes
- b) Approval the July 25, 2013 Bill List in the amount of \$268,225.60

- c) Approval a Resolution Approving a Temporary Use Permit for Huntley Fall Fest Committee to Hold a Carnival, 5K Run and Temporary Sign Request
- d) Referral of the Proposed Site Plan and Building Elevations of Lot 1 and Lot 2, being a resubdivision of Lot 3A of Regency Square Phase 2A to the Plan Commission to initiate the Formal Development Review Process
- e) Approval of Payout Request No. 2 to Carmichael Construction – Gateway Signage at the southeast corner of Route 47 and Main Street

Mayor Sass reported that the items on the Consent Agenda were discussed at the July 18, 2013 Committee of the Whole Meeting. Mayor Sass asked if the Village Board had any comments or changes to the Consent Agenda; there were none.

A MOTION was made to approve the Consent Agenda.

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

ITEMS FOR CONSIDERATION:

- a) Consideration of Ordinances approving Preliminary and Final Plats of Subdivision, and Preliminary and Final Planned Unit Developments for Pod 8A-Phase 2 (39-lots) and Pod8A-Phase 3 (110-lots) in the Talamore Subdivision

Mayor Sass reported that this agenda item was discussed at the July 18, 2013 Committee of the Whole Meeting and since that time, Ryland Homes has agreed to upgrade with windows and the exterior features as well as only build the smaller homes on the smaller lots. Mayor Sass reported that Mr. John Carroll from Ryland Homes was in attendance to answer questions.

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

Trustee Westberg reported that the Village’s Comprehensive Plan states that the lot size should be 12,600 square feet. Trustee Westberg stated that he spoke with a resident who stated that when they bought their home in Talamore that they did so because of the future building of homes on larger lot sizes. Trustee Westberg also stated that he spoke with a real estate agent and the agent stated that clients want larger lot sizes. Trustee Westberg stated that he could see future issues with utilities and resources with the proposed smaller lots and he is concerned with the homes being closer together that there could be safety issues with a house fire. Trustee Westberg stated that he would like to work more with the petitioner.

Trustee Hanson stated that he was not in favor of the side yard setback relief request.

Trustee Goldman stated that Talamore has gorgeous homes and it’s a premier development in Huntley and she believes that the buyers are entitled to larger lots and she is concerned with taking away the

beauty of the subdivision.

Trustee Leopold stated that he would be concerned if the request was for 700-800 more homes than the Annexation Agreement but not with this request. Trustee Leopold stated that Sun City had no problems selling homes on smaller lots.

Mr. Carroll presented the following to the Village Board:

- In 2005 when lot sizes were set up for 12,600 square feet approximately 35,000 new construction permits were approved in the Chicago area but a lot has changed since then with lower home values now being in the 2002 price range.
- In recent years, Ryland has continued to invest in Huntley
- There is no real downsizing of lots as the 4,200 square foot homes would be built on the same size lot as they are currently being built on but just not on lots as big as was anticipated for this Phase.
- The product speaks for itself and the building of homes is not cheap. It has to make financial sense for new construction and to take off a couple of lots doesn't make financial sense at this time. There is still a lot of uncertainty and the market is not out of the woods.
- Ryland would like to move forward and keep the momentum going out in Talamore.

Mayor Sass thanked Mr. Carroll and Ryland for staying in Huntley when others pulled out.

Trustee Goldman stated that she listened to Mr. Carroll's realistic view and would like to rethink the aesthetics vs. reality.

Trustee Kanakaris stated that he would like to TABLE this item in order to further consider the petitioner's request and would like to vote on it at the next Village Board Meeting.

A MOTION was made to TABLE the Consideration of Ordinances approving Preliminary and Final Plats of Subdivision, and Preliminary and Final Planned Unit Developments for Pod 8A-Phase 2 (39-lots) and Pod8A-Phase 3 (110-lots) in the Talamore Subdivision.

MOTION: Trustee Kanakaris

SECOND: Trustee Hanson

AYES: Trustees Goldman, Hanson, Kanakaris and Westberg

NAYS: Trustees Leopold and Piwko

ABSENT: None

The motion carried: 4-2-0

b) Consideration of Village Manager Employment Agreement

Mayor Sass reported that included in the Village Board's packet is the Employment Agreement for the Village Manager. The Village Attorney has reviewed the Agreement and all is in order for Village Board consideration at this time.

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

Trustee Westberg stated that Village Manager Johnson does an outstanding job keeping the Village together and he truly appreciates all he does. Trustee Piwko concurred.

A MOTION was made authorizing the Village President to execute the Village Manager Employment Agreement as submitted.

MOTION: Trustee Piwko

SECOND: Trustee Hanson

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

NAYS: None

ABSENT: None

The motion carried: 6-0-0

Village Manager Johnson thanked the Village Board for the vote of confidence and stated that he looks forward to continuing serving the community.

VILLAGE ATTORNEY'S REPORT: None

VILLAGE MANAGER'S REPORT: None

VILLAGE PRESIDENT'S REPORT:

Mayor Sass wished Trustee Kanakaris a happy birthday as it is on Friday.

Mayor Sass announced that the Farmers Market will be hosting a free corn boil this Saturday.

UNFINISHED BUSINESS: None

NEW BUSINESS:

Trustee Piwko announced that the CERT Training Exercise went very well.

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 7:42 p.m.

MOTION: Trustee Piwko

SECOND: Trustee Kanakaris

The Voice Vote noted all ayes and the motion carried.

Respectfully submitted,

Barbara Read
Recording Secretary