

**VILLAGE OF HUNTLEY
VILLAGE BOARD MEETING
December 5, 2013
MINUTES**

CALL TO ORDER:

A meeting of the Village Board of the Village of Huntley was called to order on Thursday, December 5, 2013 at 7:00 p.m. in the Municipal Complex, Village Board Room, 10987 Main St., Huntley, Illinois 60142.

ATTENDANCE:

PRESENT: Mayor Charles Sass; Trustees: Ronda Goldman, Niko Kanakaris, Harry Leopold, John Piwko and JR Westberg.

ABSENT: Trustee Nick Hanson,

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:

Mr. Ken Bergum, 13647 Hemlock Road, asked the Village Board who decided that the interchange would be I-Pass only. Mayor Sass reported that it was the Tollway's decision and they are now making all new or re-built ramps I-Pass only.

ITEMS FOR DISCUSSION AND CONSIDERATION:

- a) Consideration – Approval of the November 7, 2013 Committee of the Whole and November 14, 2013 Village Board Meeting Minutes

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

A MOTION was made to approve the November 7, 2013 Committee of the Whole and November 14, 2013 Village Board Meeting Minutes.

MOTION: Trustee Leopold

SECOND: Trustee Kanakaris

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

NAYS: None

ABSENT: Trustee Hanson

The motion carried: 5-0-1

- b) Consideration - Approval of the December 5, 2013 Bill List in the Amount of \$325,667.66

Mayor Sass reported that \$170,983.47 (or 53%) of the total bill list is attributable to TIF Property & Sales Taxes, and Sales Tax Rebate to Viking – TDC Huntley LLC.

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

A MOTION was made to approve the December 5, 2013 Bill List in the Amount of \$325,667.66.

MOTION: Trustee Piwko
SECOND: Trustee Leopold
AYES: Trustees Goldman, Kanakaris, Leopold, Piwko and Westberg
NAYS: None
ABSENT: Trustee Hanson
The motion carried: 5-0-1

- c) Consideration – Approval of a Resolution Approving a General Services Agreement with Layne Christiansen Company for the Maintenance and Repair of the Village Wells and Pumps

Assistant Village Manager Lisa Armour reported that in 2011 and 2012, the Village Board approved a resolution entering into a general services agreement with Layne Christensen Company for the maintenance and repair of Village wells and pumps. Layne Christensen Company has been drilling and servicing Village wells and pumps for over 20 years. Because of this long-standing business relationship, Layne Christensen is continuing to offer a loyalty discount of 5% to 10 % based on work performed.

Staff Analysis

Layne Christensen is a sole vendor for all five wells currently installed at all Village facilities. The proposed contract is for one-year and can be renewed based on satisfactory performance.

Financial Impact

On an annual basis, one well pump is budgeted and serviced at a cost of \$60,000 to \$100,000. With the applied discount, this would result in a cost savings of between \$3,000 and \$10,000.

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

Trustee Piwko asked if there was a backup company to service the wells; Village Manager Johnson stated that he would discuss with Public Works Director Schwartz. Mayor Sass stated that Layne Christensen were exclusive. There were no other comments or questions.

A MOTION was made to approve a Resolution for a General Services Agreement with Layne Christensen Company for the Maintenance and Repair of Village Wells and Pumps.

MOTION: Trustee Kanakaris
SECOND: Trustee Goldman
AYES: Trustees Goldman, Kanakaris, Leopold, Piwko and Westberg
NAYS: None
ABSENT: Trustee Hanson
The motion carried: 5-0-1

- d) Consideration of an Ordinance Approving a Modification to the Approved Site Plan and Building Elevations for Lot 1 of the Regency Square Lot 3A Resubdivision

Village Manager David Johnson reviewed a Power Point Presentation and reported that Interstate Partners is requesting approval to modify the approved site plan and building elevations for the multi-tenant building on Lot 1, which includes Brunch Café. The Village Board previously approved the site plan and building elevations on October 10, 2013, by way of Ordinance (O) 2013-10.6. The proposed

change to the site plan and building elevations will modify the northeast corner of the Bunch Café tenant space to expand the building in the area of the previously proposed outdoor patio.

As Brunch Café developed their layout for the tenant space they determined the building footprint caused an irregular seating and traffic pattern through the interior of the tenant space. The proposed solution is to square off the northeast corner of the building, which eliminates the patio space for outdoor dining. The proposed modification will add approximately 238 square feet to the building.

Staff Analysis

The amount of parking provided on Lot 1 is sufficient to accommodate the additional 238 square feet of building area.

Village Manager Johnson reported that representatives of the project were in attendance to answer questions.

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

Trustee Leopold noted that the wall sign on the north side of the building will now be covered up; Village Manager Johnson reported that the sign will be modified. There were no other comments or questions.

A MOTION was made to approve an Ordinance Granting a Modification to the Approved Site plan and Building Elevations for Lot 1 of the Regency Square Lot 3A Resubdivision.

MOTION: Trustee Kanakaris

SECOND: Trustee Goldman

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

NAYS: None

ABSENT: Trustee Hanson

The motion carried: 5-0-1

- e) Consideration of an Ordinance Approving a Modification to the Approved Home Elevations for the Talamore Subdivision Pod 8A Phases 2 and 3 to Allow a 4-Car Garage Option

Village Manager David Johnson reviewed a Power Point Presentation and reported that Ryland Homes is requesting approval to modify the home elevations for Pod 8A Phases 2 and 3 to allow a 4-car garage option. This option would only be available on lots with the necessary width to accommodate the fourth garage bay while still meeting required side yard setbacks. The petitioner has provided a Newcastle elevation and site plan to illustrate an example 4-car garage.

Staff Analysis

Staff recommends the following condition be added should the Village Board approve the request:

1. Building plans depicting the 4-car garage option shall be submitted to the Development Services for review and approval prior to the issuance of a building permit.

Village Manager Johnson reported that representatives from Ryland Homes were in attendance to answer questions.

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

A MOTION was made to approve an ordinance granting a modification to the approved home elevations for the Talamore Subdivision Pod 8A Phases 2 and 3 to allow a 4-car garage option.

MOTION: Trustee Leopold

SECOND: Trustee Westberg

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

NAYS: None

ABSENT: Trustee Hanson

The motion carried: 5-0-1

f) Policy Direction Regarding Proposals for the Sawyer-Kelley Mill at 11801 E Main Street

Village Manager David Johnson reviewed a Power Point Presentation and reported that at the June 20, 2013 Committee of the Whole Meeting, the Village Board directed staff to prepare an RFP for the redevelopment of the former Sawyer-Kelley Mill property at 11801 E. Main Street, which the Village purchased in 2012. The RFP was prepared, made available on August 2, 2013, and distributed to approximately 25 developers, construction firms, architects, historical organizations and private parties including: McHenry County Historic Preservation Commission, Illinois State Historical Society, Landmarks Illinois, Otto Engineering (Tom Roeser), Huntley Historic Preservation Commission members, McHenry County Historical Society, and the Joint Council of McHenry County.

Staff Analysis

The original deadline for submittal of proposals was September 30th. On September 26th, the Village Board approved extending the deadline to November 1st. The Village received two proposals prior to the deadline. A third proposal was received after the deadline, and therefore not eligible for consideration.

Nettor Enterprises proposed renovation of the building, with 1,816 s.f. of commercial space on the first floor and residential on the second and third floors consisting of two, 2-br apartments of 730 s.f./unit, and three, 1-br apartments at 530 s.f./unit. The estimated project cost is \$816,120, with a proposed Village contribution of \$816,120, which includes the \$115,000 purchase price of the building. Upon completion, Nettor estimates that the building would have a fair market value of \$375,000.

CSC Commercial, Inc. proposed razing the building and replacing it with a 5,400 s.f. multi-tenant, single-story building. CSC also proposes to obtain additional Village-owned property to the east and west to accommodate the larger footprint of the building. The estimated project cost is \$1,010,041, with a proposed Village contribution of \$330,000, which includes the \$115,000 purchase price of the building. Upon completion, CSC estimates that the building would have a fair market value of \$850,000.

Staff is seeking policy direction whether to begin negotiations with one of the two developers expressing interest in the Sawyer-Kelley Mill property.

Village Manager Johnson reported that representatives from both companies that submitted proposals were in attendance to answer questions.

Mayor Sass asked the Village Board for comments and direction on the two proposals.

Trustee Leopold stated that with the Village having to contribute over \$800,000 for one building with an appraised value, after renovations, of less than \$400,000 this would not be a good financial decision and

recommended going with CSC Commercial.

Trustee Piwko agreed with Trustee Leopold and noted that the CSC building design looks very much like the Circa 1900 buildings on Main Street. Trustee Piwko noted that sometimes buildings are not salvageable and also stated that he would request that the Village try to keep any salvageable items from the old building.

Trustee Goldman stated that with a heavy heart she is choosing the CSC proposal and stated that how can the Village not offer something with additional commercial for the residents.

Trustee Westberg stated that was comfortable with the CSC proposal as the costs are in line and the aesthetics keep with what is downtown; he stated that he liked the look of the building.

Trustee Kanakarlis stated that going with the CSC proposal is the right way to go to bring more businesses downtown.

Mayor Sass asked if there were any other comments from the Village Board; there were none. Mayor Sass stated that the Village Board has given its direction to begin negotiation of a redevelopment agreement with CSC Commercial.

This item was for directional purposes only and voting was not necessary.

- g) Consideration – Approval of a Resolution to Accept and Place on File the Village of Huntley Village Board and Advisory Board Meeting Date and Holiday Schedule for 2014

Mayor Sass reported that included in the packet was the following proposed holiday schedule and meeting dates for the Village Board, Committee of the Whole and Advisory Boards for 2014. Once the schedule has been approved by the Village Board the meeting schedule will be published and distributed as necessary. If necessary, meetings may be added or cancelled throughout the year, after approving the schedule, with appropriate legal notice.

The Village of Huntley will hold its **COMMITTEE OF THE WHOLE** meetings for the 2014 Calendar Year at 7:00 p.m. at the Board Room, 10987 Main Street, Huntley, IL 60142 on: (1st and 3rd Thursday of each month unless otherwise noted)

| | | |
|-------------------|----------------|--------------------|
| January 16, 2014 | May 1, 2014 | August 21, 2014 |
| February 6, 2014 | May 15, 2014 | September 4, 2014 |
| February 20, 2014 | June 5, 2014 | September 18, 2014 |
| March 6, 2014 | June 19, 2014 | October 2, 2014 |
| March 20, 2014 | July 3, 2014 | October 16, 2014 |
| April 3, 2014 | July 17, 2014 | |
| April 17, 2014 | August 7, 2014 | |

The Village of Huntley will hold its **REGULAR VILLAGE BOARD** Meetings for the 2014 Calendar Year at 7:00 p.m. at the Board Room, 10987 Main Street, Huntley, IL 60142 on: (2nd & 4th Thursday of each month unless otherwise noted)

| | | |
|-------------------|--------------------|-------------------|
| January 9, 2014 | June 12, 2014 | November 6, 2014 |
| January 23, 2014 | June 26, 2014 | November 13, 2014 |
| February 13, 2014 | July 10, 2014 | November 20, 2014 |
| February 27, 2014 | July 24, 2014 | December 4, 2014 |
| March 13, 2014 | August 14, 2014 | December 11, 2014 |
| March 27, 2014 | August 28, 2014 | December 18, 2014 |
| April 10, 2014 | September 11, 2014 | |
| April 24, 2014 | September 25, 2014 | |
| May 8, 2014 | October 9, 2014 | |
| May 22, 2014 | October 23, 2014 | |

All dates in November and December will be Village Board Meetings with no meeting on November 27th or December 25th.

The Village of Huntley will hold its **PLAN COMMISSION** Meetings for the 2014 Calendar Year at 6:30 p.m. at the Municipal Complex Board Room, 10987 Main Street, Huntley, IL 60142 on: (2nd and 4th Monday of each month)

| | | |
|-------------------|-------------------|--------------------|
| January 13, 2014 | May 12, 2014 | September 22, 2014 |
| January 27, 2014 | June 9, 2014 | October 13, 2014 |
| February 10, 2014 | June 23, 2014 | October 27, 2014 |
| February 24, 2014 | July 14, 2014 | November 10, 2014 |
| March 10, 2014 | July 28, 2014 | November 24, 2014 |
| March 24, 2014 | August 11, 2014 | December 8, 2014 |
| April 14, 2014 | August 25, 2014 | December 22, 2014 |
| April 28, 2014 | September 8, 2014 | |

The Village of Huntley will hold its **ZONING BOARD OF APPEALS** Meetings for the 2014 Calendar Year at 7:00 p.m. at the Municipal Complex Board Room, 10987 Main Street, Huntley, IL 60142 on the Wednesday after 2nd & 4th Monday of each month on an **as needed basis**.

The Village of Huntley will hold its **HISTORIC PRESERVATION COMMISSION** Meetings for the 2014 Calendar Year at 6:00 p.m. at the Municipal Complex Board Room, 10987 Main Street, Huntley, IL 60142 on: (Tuesday following 3rd Monday of each month)

| | | |
|-------------------|-----------------|--------------------|
| January 21, 2014 | May 20, 2014 | September 16, 2014 |
| February 18, 2014 | June 17, 2014 | October 21, 2014 |
| March 18, 2014 | July 22, 2014 | November 18, 2014 |
| April 22, 2014 | August 19, 2014 | December 16, 2014 |

The Village of Huntley will hold its **BOARD OF POLICE COMMISSIONERS** meetings for the 2014 Calendar Year at the Municipal Complex, in Conference Room C107, 10987 Main Street, Huntley, IL 60142 on an **as needed basis**.

VILLAGE OFFICES WILL BE CLOSED

| | |
|-------------------------|-----------------------------|
| New Years Day | Wednesday, January 1, 2014 |
| Martin Luther King, Jr. | Monday, January 20, 2014 |
| President's Day | Monday, February 17, 2014 |
| Spring Holiday | Friday, April 18, 2014 |
| Memorial Day | Monday, May 26, 2014 |
| Independence Day | Friday, July 4, 2014 |
| Labor Day | Monday, September 1, 2014 |
| Veterans' Day | Tuesday, November 11, 2014 |
| Thanksgiving Day | Thursday, November 27, 2014 |
| Day After Thanksgiving | Friday, November 28, 2014 |
| Christmas Eve Day | Wednesday December 24, 2014 |
| Christmas | Thursday, December 25, 2014 |

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

A MOTION was made to approve a Resolution to Accept and Place on File the Village of Huntley Village Board and Advisory Board Meeting Date and Holiday Schedule for 2014 as presented.

MOTION: Trustee Leopold
SECOND: Trustee Piwko
AYES: Trustees Goldman, Kanakaris, Leopold, Piwko and Westberg
NAYS: None
ABSENT: Trustee Hanson
The motion carried: 5-0-1

VILLAGE ATTORNEY'S REPORT: None

VILLAGE MANAGER'S REPORT: None

VILLAGE PRESIDENT'S REPORT:

Mayor Sass reported that the Tax Levy and 2014 Budget will be presented at the December 12th Village Board Meeting.

Mayor Sass announced that Christmas on the Square will be held on Saturday. Trustee Piwko added that Trustees are needed to serve hot chocolate.

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 7:27 p.m.

MOTION: Trustee Piwko

SECOND: Trustee Kanakaris

The Voice Vote noted all ayes and the motion carried.

Respectfully submitted,

Barbara Read
Recording Secretary