

**VILLAGE OF HUNTLEY  
VILLAGE BOARD MEETING  
April 26, 2012  
MINUTES**

**CALL TO ORDER:**

A meeting of the Village Board of the Village of Huntley was called to order on Thursday, April 26, 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, Director of Development Services Charles Nordman, Village Clerk Rita McMahon and Village Attorney Mike Coppedge.

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

**PUBLIC COMMENTS:** Ms. Mary Donner of Pace presented the Mayor with folders giving an outline of Pace's involvement with neighboring communities and gave a brief overview of Pace.

Mayor Sass thanked Ms. Donner for her time and involvement with Pace.

**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.)

- a) Approval of the April 26, 2012 Bill List in the amount of \$221,389.51
- b) Approval of Ordinance (O)2012-04.18 - An Ordinance Approving Relief for New Wall Signage for Sammy's Restaurant, 11012 Route 47 (**Removed**)
- c) Approval of the Distribution of Funds from the Illinois Urban Forest Restoration Grant for Ash Tree Replacement

Mayor Sass asked if the Board had comments or questions regarding the Consent Agenda; Trustee Hanson requested item (b) be removed for a separate vote. Trustee Hanson stated that he was in favor of the square footage of the sign, but not the fact that it is a changeable copy sign. Trustee Leopold stated it was discussed at the Committee of the Whole meeting that the petitioner agreed to add a shield at a later date if requested by the Village Board.

**A MOTION was made to approve the Consent Agenda items a) and c).**

**MOTION: Trustee Leopold**

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

**ITEMS REMOVED FROM THE CONSENT AGENDA:**

Agenda Item (b) from consent agenda:

- b) Approval of Ordinance (O)2012-04.18 - An Ordinance Approving Relief for New Wall Signage for Sammy's Restaurant, 11012 Route 47

Mayor Sass asked the Board if they had any comments or questions regarding the wall signage for Sammy's Restaurant; there were none.

**A MOTION was made to approve Ordinance (O)2012-04.18 – An Ordinance Approving Relief for New Wall Signage for Sammy's Restaurant, 11012 Route 47.**

**MOTION:** Trustee Leopold  
**SECOND:** Trustee Fender  
**AYES:** Trustees Fender, Hahn, Kanakaris, Leopold and Piwko  
**NAYS:** Trustee Hanson  
**ABSENT:** None  
**The Motion Carried: 5-1-0**

- a) Approval of the April 5, 2012 Committee of the Whole Meeting Minutes

Mayor Sass reported that the Minutes were removed from the Consent Agenda as Trustee Hanson was absent and asked if the Board had any comments or changes to the Minutes; there were none.

**A MOTION was made to approve the April 5, 2012 Committee of the Whole Meeting Minutes.**

**MOTION:** Trustee Leopold  
**SECOND:** Trustee Fender  
**AYES:** Trustees Fender, Hahn, Kanakaris, Leopold, and Piwko  
**NAYS:** None  
**ABSENT:** None  
**ABSTAIN:** Trustee Hanson  
**The Motion Carried: 5-0-0-1**

- b) Approval of Ordinance (O)2012-04.19 – An Ordinance Approving a Special Use Permit Extension for Bravo Properties

Mayor Sass reported that the Ordinance was not included in the Consent Agenda due to the Ordinance requiring a separate vote with 2/3 vote for approval and asked if the Board had any comments or changes; there were none.

**A MOTION was made to approve Ordinance (O)2012-04.19 - An Ordinance Approving a Special User Permit Extension for Bravo Properties.**

**MOTION:** Trustee Piwko  
**SECOND:** Trustee Leopold

**AYES:** Trustees Fender, Hahn, Hanson, Kanakaris, Leopold and Piwko  
**NAYS:** None  
**ABSENT:** None  
**The Motion Carried: 6-0-0**

- c) Approval of the Village of Huntley 2012 Street Improvement Program:  
i. Approval of Resolution (R)2012-04.15 – To appropriate \$715,930 in Motor Fuel Tax Funds for Contract Construction for the 2012 Street Improvement Program

Mayor Sass reported that the two (2) Street Improvement Resolutions were not included in the Consent Agenda due to the modification in the scope of project and dollar amount award for Plote. Mayor Sass stated per the Board's direction at the April 19<sup>th</sup> Committee of the Whole meeting, staff has identified additional work to be added to the program to take advantage of the favorable bid prices. This work includes approximately \$40,000 to grind and overlay Church Street from Algonquin Road south to Second Street; \$20,000 to grind S. Union Road (overlay to be completed by Village staff); and \$5,000 for miscellaneous repairs on Douglas Street and Charles Street.

Mayor Sass asked if the Board had any comments or changes.

Trustee Fender asked if funds were included to improve Union Road. Village Manager Johnson said yes Union Road is included. Trustee Leopold stated that Kreutzer Road from St. Mary Church to Huntley/Dundee Road is very bad and asked if that area could also be included for improvement. Village Manager Johnson stated that section of road is currently being considered for the Call for Projects submittal for the McHenry County Council of Mayors.

**A MOTION was made to approve Resolution (R)2012-04.15 – To appropriate \$715,930 in Motor Fuel Tax Funds for Contract Construction for the 2012 Street Improvement Program.**

**MOTION:** Trustee Leopold  
**SECOND:** Trustee Hanson  
**AYES:** Trustees Fender, Hahn, Hanson, Kanakaris, Leopold and Piwko  
**NAYS:** None  
**ABSENT:** None  
**The Motion Carried: 6-0-0**

- ii. Approval of Resolution (R)2012-04.16 – Execution of the Construction Contract to the lowest responsible bidder, Plote Construction, Inc., in the amount of \$695,930.00 for Option #1, 2012 Street Program

Mayor Sass asked the Board if they had any further comments or questions regarding the 2012 Street Improvement Program; there were none.

**A MOTION was made to approve Resolution (R)2012-04.16 – Execution of the Construction Contract to the lowest responsible bidder, Plote Construction, Inc., in the amount of \$695,930.00 for Option #1, 2012 Street Program.**

**MOTION:** Trustee Fender  
**SECOND:** Trustee Hahn  
**AYES:** Trustees Fender, Hahn, Hanson, Kanakaris, Leopold and Piwko

**NAYS: None**  
**ABSENT: None**  
**The Motion Carried: 6-0-0**

## **ITEMS FOR DISCUSSION:**

- a) Preliminary Review of Potential Qualification Factors and Economics of the Proposed TIF District – Kane, McKenna and Associates

Village Manager Johnson reported that on December 15, 2011, the Village Board approved Resolution (R)2011-12.40 which authorized the Village Manger to enter into a Professional Services Agreement between the Village of Huntley and Kane, McKenna and Associates (KMA) for the preparation of a Tax Increment Financing (TIF) Eligibility Analysis. The Agreement outlines three phases necessary for the creation of a TIF, each of which would only move forward following the Village Board's authorization. Village Manager Johnson stated that this evening's presentation would focus on the Phase I component which includes the preliminary review of potential qualification factors and economics of the proposed TIF District. Mr. Johnson introduced Mr. Robert Rychlicki and Mr. Nicholas Greifer of Kane, McKenna and Associates to make the presentation.

Mr. Rychlicki began a Power Point presentation reviewing the background of establishing a downtown TIF District and comparing TIF taxes to regular taxes. Mr. Grier continued the presentation by reviewing TIF factors and qualifications.

Following the presentation, Mayor Sass asked if the Board had any questions or comments.

Trustee Fender asked how a TIF District would affect the residential property owners in the TIF and if their taxes would be raised. Mr. Rychlicki responded that the property would be assessed regularly on a uniform basis. The TIF would not be a factor in assessing the property value.

Trustee Fender asked how the TIF would help to spur development whether the business is new or existing. Mr. Rychlicki stated that the Village would have the final authority on providing funds for new or existing businesses. If a business could show that by expanding its current business the revenue would increase, the Village may be willing to provide funds to the business for expansion. The Village could also designate how funds could be used such as public improvements or to rehab a façade. Mr. Rychlicki pointed out that the Village of Skokie has a TIF program in place specifically to encourage restaurants. Mr. Rychlicki also pointed out that new construction is not eligible for TIF funds.

Trustee Fender asked if an existing business owner could use TIF funds to demolish a building. Mr. Rychlicki said yes, demolition is an eligible cost.

Trustee Leopold requested an example of a radical land use change that could be difficult to do within a TIF. Mr. Rychlicki gave an example of something small changing to a heavy manufacturer or possibly even a hospital. He then pointed out that this would be a good example as to why the Village would want to make sure the description of the general uses match the existing comprehensive plan.

Trustee Hahn asked if underground piping was a qualified reimbursable expense and what would the Village do with the connecting pipe from a non-TIF area. Mr. Rychlicki explained that TIF law provides for such a case, and the continuing pipe would be included as a TIF reimbursable expense. The law states that if the improvement benefits the TIF District, it would and could be paid for with TIF funds.

Village Manager Johnson added that Staff will make a future presentation on Phase 2 of the project.

Mayor Sass added the next step in this process will be for Staff and himself to arrange meetings with the other taxing bodies in Huntley to discuss the proposed TIF District and to move forward with the project.

Mayor Sass asked if there were any further questions or comments; there were none.

**VILLAGE ATTORNEY'S REPORT:**

Village Attorney Coppedge reported that Judge Reinhart ruled in favor of the Village of Huntley and dismissed the case regarding the cell tower litigation between the Village of Huntley and SBA. Attorney Coppedge distributed copies of the decision to the Board. He reported that SBA now has thirty days to appeal the decision.

Trustee Leopold asked Attorney Coppedge if representatives of SBA were in attendance at the time of the decision. Attorney Coppedge replied that all issues were submitted in writing and was not an in-court hearing.

**VILLAGE MANAGER'S REPORT:**

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

Trustee Piwko asked when the Route 47 construction signs would be removed along Algonquin Road and Main Street. Village Manager Johnson stated that he would again ask IDOT to remove the signs.

Trustee Leopold asked if the temporary no left turn signs by medians along Route 47 were also going to be removed soon. Village Manager answered that it is the Village's intent to remove them as soon as possible.

**VILLAGE PRESIDENT'S REPORT:**

Mayor Sass informed the Board that two press releases have been distributed. The first announced the rates have been finalized between the Northern Illinois Governmental Electric Aggregation Consortium (NIGEAC) and Direct Energy. The press release announced that for the August 2012 through July 2013 billing cycles, rates for customers in the cities of Genoa and Woodstock and the Villages of Huntley, Lakewood and Ringwood will be \$0.0419 per kilowatt hour for electricity (exclusive of utility charges and taxes). The current ComEd rate is \$0.0773. A letter will be distributed soon to all residents outlining all options for the electric aggregation. Trustee Leopold added that he wants to make sure that the Village of Huntley logo appears on all correspondence being distributed to the residents as well as the NIGEAC and Direct Energy logos.

The second press release announced that Impact Plastics, which had moved out of Huntley four years ago, but will be returning in July 2012. Impact Plastics employees 15 full time and 5 part-time employees and anticipates the addition of up to 15 – 20 employees in its recycling operations within the next 2 – 3 years.

Mayor Sass lastly reported that the first Green and Clean Day will be held Saturday April 28, 2012.

**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 7:57 p.m.**

**MOTION: Trustee Piwko**

**SECOND: Trustee Fender**

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

Respectfully submitted,

Rita McMahon  
Village Clerk