

**PUBLIC MEETING NOTICE AND AGENDA  
VILLAGE OF HUNTLEY  
VILLAGE BOARD MEETING**




**THURSDAY, MAY 12, 2022  
7:00 P.M. or soon thereafter**

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Special Presentations:
  - a) Proclamation: National Police Week: May 11-17, 2022
  - b) Proclamation: National Public Works Week: May 15–21, 2022
5. Public Comments
6. Consent Agenda: All items listed under Consent Agenda are considered to be routine by the Village Board and may be approved and/or accepted by one motion with a Roll Call Vote. If further discussion is needed, any member of the Board may request that an item be moved off of the Consent Agenda to Items for Discussion and Consideration.
  - a) Consideration – Approval of the May 12, 2022 Bill List in the Amount of \$361,517.98
  - b) Consideration – Resolution Approving the Bid Award to Precision Pavement Marking, Inc. through the Municipal Partnering Initiative (MPI) for the 2022 Paint Pavement Marking Program
  - c) Consideration – Resolution Approving the Bid Award to Patriot Pavement Maintenance for the 2022 Crack Sealing Program
  - d) Consideration – Resolution Approving Professional Services Agreements with Christopher B. Burke Engineering, LTD in an Amount Not to Exceed \$30,100 for a Drainage Investigation and Stormwater Analysis at Vine Street and at South Union Road
  - e) Consideration – Ordinance Proposing the Establishment of a Special Service Area for the Huntley Commercial Center Subdivision
7. Items For Discussion and Consideration:
  - a) Consideration – Annexation Agreement Amendment Relating to Huntley Crossings Phase 1, Including:
    - i. Public Hearing – Annexation Agreement Amendment Relating to Huntley Crossings Phase 1
    - ii. Consideration – A Resolution Approving and Authorizing the Execution of a First Amendment to the Rubloff Phase I Development Annexation Agreement Relating to Huntley Crossings Phase 1

- b) Conceptual Review – Proposed Site Plan and Building Elevations for an Expansion to More Brewing and New Hotel to be Located at 13980 Automall Drive; and Authorization to Begin Negotiations for a Business Development Agreement
  - c) Conceptual Review – Proposed Site Plan and Home Elevations for Pod 10 of the Talamore Subdivision
  - d) Conceptual Review – Proposed Site Plan and Building Elevations for a Panera Bread Drive-Through Restaurant on Outlot 5 of the Huntley Grove Commercial Subdivision
  - e) Consideration – Authorizing the Addition of a Full-Time Maintenance Worker in the Public Works and Engineering Department; Streets, Underground Utilities and Fleet Services Division
  - f) Consideration – Resolution Adopting a Small Business Assistance Grant Program
- 8. Village Attorney’s Report
  - 9. Village Manager’s Report
  - 10. Village President’s Report
  - 11. Unfinished Business
  - 12. New Business
  - 13. Executive Session: (if necessary)
  - 14. Possible Action on any Closed Session Item
  - 15. Adjournment

MEETING LOCATION  
Village of Huntley Municipal Complex  
10987 Main Street  
Huntley, IL 60142

The Village of Huntley is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding accessibility of the meeting or the facilities, are requested to contact Mr. David Johnson, Village Manager at 847-515-5200. The Village Board Room is handicap accessible.

  
David J. Johnson  
Village Manager

To view Board Meetings live online, click on the link as noted on the Village website at [www.huntley.il.us](http://www.huntley.il.us)



**VILLAGE OF HUNTLEY  
AGENDA SUMMARY**

May 12, 2022  
Village Board Meeting

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**Agenda Item:**           **Special Presentations:**  
                                  **a) Proclamation: National Police Week, May 11-17, 2022**  
                                  **b) Proclamation: National Public Works Week, May 15-21, 2022**

**Department:**           **Village Manager's Office**

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- a) Mayor Hoeft will read a proclamation commemorating National Police Week
- b) Mayor Hoeft will read a proclamation commemorating National Public Works Week



**VILLAGE OF HUNTLEY  
AGENDA SUMMARY**

May 12, 2022  
Village Board Meeting

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**Agenda Item:** May 12, 2022 Bill List in the amount of \$361,517.98

**Department:** Finance

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Included in the agenda packet is the May 12, 2022 Bill List. The Bill List has been reviewed by Staff. All is in order for Village Board consideration at this time.

- Bills Payable Fund Summary Report
  - Bill List - Detail Board Report \$ 361,395.98
  - Bill List - Petty Cash Checking Account \$ 122.00
  - Total for approval \$ 361,517.98
- 

- Payroll - 4/21/22 \$ 458,947.04

**ACTION REQUESTED**

A motion by the Village Board to authorize payment of the May 12, 2022 Bill List in the amount of \$361,517.98.

Reviewed by:   
Village Manager

Reviewed by:   
Finance Director



**AGENDA ITEM**  
**VILLAGE BOARD MEETING: 5/12/2022**  
**Bills List Fiscal Year End 12/31/2022**

The following is a breakdown by Fund for the May 12, 2022 Bills List.

| <b>FUND</b> | <b>DEPARTMENT</b>                         | <b>TOTALS</b>       |
|-------------|---|---------------------|
| 100         | General Fund *(Non-Expense Related Items) | \$144,640.14        |
| 100-10      | Legislative & Executive                   | \$2,292.29          |
| 100-20-10   | Village Manager's Office                  | \$1,108.22          |
| 100-20-21   | Human Resources                           | \$1,342.65          |
| 100-20-22   | Information Technology                    | \$1,350.00          |
| 100-30      | Finance                                   | \$14,719.68         |
| 100-50      | Police Department                         | \$7,927.42          |
| 100-60-10   | PW Admin/Engineering                      | \$950.48            |
| 100-60-61   | Streets/Underground                       | \$16,800.28         |
| 100-60-62   | Buildings & Grounds                       | \$674.00            |
| 100-70      | Development Services                      | \$9,108.38          |
| 210         | Drug Enforcement Fund                     | \$962.27            |
| 220         | Cemetery                                  | \$43.19             |
| 230         | Public Liability Insurance                | \$6,249.29          |
| 400         | Capital Projects Fund                     | \$29,524.00         |
| 410         | Facilities & Grounds Maintenance          | \$5,678.40          |
| 420         | Street Improvement/Road & Bridge          | \$3,858.92          |
| 480         | Equipment Replacement                     | \$7,818.00          |
| 510         | Water Operating                           | \$32,538.58         |
| 515         | Water Capital Fund                        | \$23,922.28         |
| 520         | Wastewater Operating                      | \$48,792.73         |
| 600         | Benefits Fund                             | \$1,216.78          |
|             | <b>5/12/22 Bills Payable</b>              | <b>\$361,517.98</b> |
|             | <b>4/21/2022 Payroll Date</b>             | <b>\$458,947.04</b> |
|             | <b>Total Payroll</b>                      | <b>\$458,947.04</b> |
|             | <b>Total Disbursements</b>                | <b>\$820,465.02</b> |

\*(Compliance Bond Refunds, Impact Fees, Sales Tax Rebates, Deposit Refunds, Pre-Paid Expenses, and A/R-Bulk Fuel)



# DETAIL BOARD REPORT 5/12/2022

| VENDOR/DESCRIPTION/FUND/DEPARTMENT                                  | AMOUNT     |
|---|------------|
| <b>102 - ADT LLC</b>  |            |
| SECURITY CAMERA SERVICE - PW BAKLEY & CORAL ST.                     |            |
| <i>Facilities &amp; Grounds Maintenance</i>                         | \$406.18   |
| <b>102 - ADT LLC Total</b>  | \$406.18   |
| <b>1027 - ALEXANDER EQUIPMENT CO INC</b>                            |            |
| CHIPPER KNIFE - VEH 1699  |            |
| <i>General Fund-Public Works-Streets Utilities &amp; Fleet Svcs</i> | \$183.75   |
| SHIPPING  |            |
| <i>General Fund-Public Works-Streets Utilities &amp; Fleet Svcs</i> | \$18.00    |
| <b>1027 - ALEXANDER EQUIPMENT CO INC Total</b>                      | \$201.75   |
| <b>1041 - DYNEGY ENERGY SERVICES</b>                                |            |
| ELECTRICITY   |            |
| <i>General Fund-Public Works-Streets Utilities &amp; Fleet Svcs</i> | \$88.86    |
| <b>1041 - DYNEGY ENERGY SERVICES Total</b>                          | \$88.86    |
| <b>1048 - IRMA</b>  |            |
| IRMA 2020 & 2021 CLOSED CLAIMS                                      |            |
| <i>Liability Insurance Fund</i>                                     | \$6,014.43 |
| <b>1048 - IRMA Total</b>  | \$6,014.43 |
| <b>1068 - BULL VALLEY FORD</b>                                      |            |
| FRONT BRAKE PADS - VEH 27-15  |            |
| <i>General Fund-Police</i>  | \$186.72   |
| <b>1068 - BULL VALLEY FORD Total</b>                                | \$186.72   |
| <b>109 - AT&amp;T</b>   |            |
| 911 LOCATOR - 4/2022  |            |
| <i>General Fund-Finance</i>   | \$63.68    |
| <b>109 - AT&amp;T Total</b>   | \$63.68    |
| <b>1095 - AMAZON CAPITAL SERVICES INC</b>                           |            |
| FULL MOTION DUAL MONITOR FREE-STANDING DESK STAND                   |            |
| <i>General Fund-Village Managers Office-Human Resources</i>         | \$45.53    |
| KEURIG K-DUO  |            |
| <i>General Fund-Public Works-Buildings &amp; Grounds</i>            | \$199.99   |
| PENS, MOUSE PAD, LEGAL SIZE FOLDERS                                 |            |
| <i>General Fund-Public Works-Administration</i>                     | \$50.01    |
| TRASH BAGS - FOR ADOPT A HWY PROGRAM                                |            |
| <i>General Fund-Public Works-Buildings &amp; Grounds</i>            | \$40.19    |



# DETAIL BOARD REPORT 5/12/2022

| VENDOR/DESCRIPTION/FUND/DEPARTMENT                                  | AMOUNT             |
|---|--------------------|
| VIEWSONIC PORTABLE MONITOR  |                    |
| <i>General Fund-Finance</i>   | \$299.99           |
| WIRELESS MOUSE, BATTERY CHARGERS, RUBBER TUBING                     |                    |
| <i>General Fund-Public Works-Streets Utilities &amp; Fleet Svcs</i> | \$109.34           |
| <b>1095 - AMAZON CAPITAL SERVICES INC Total</b>                     | <b>\$745.05</b>    |
| <br>  |                    |
| <b>110 - ACE HARDWARE</b>   |                    |
| ANT TRAPS   |                    |
| <i>General Fund-Public Works-Buildings &amp; Grounds</i>            | \$8.97             |
| FASTENERS   |                    |
| <i>General Fund-Public Works-Streets Utilities &amp; Fleet Svcs</i> | \$20.58            |
| GREASE CLEANER, PAINT   |                    |
| <i>General Fund-Public Works-Streets Utilities &amp; Fleet Svcs</i> | \$37.96            |
| PAINT BRUSHES, MINERAL SPIRITS                                      |                    |
| <i>General Fund-Public Works-Streets Utilities &amp; Fleet Svcs</i> | \$26.17            |
| RAKES   |                    |
| <i>General Fund-Public Works-Streets Utilities &amp; Fleet Svcs</i> | \$65.97            |
| SPRAY PAINT   |                    |
| <i>General Fund-Public Works-Streets Utilities &amp; Fleet Svcs</i> | \$11.98            |
| <b>110 - ACE HARDWARE Total</b>                                     | <b>\$171.63</b>    |
| <br>  |                    |
| <b>112 - ADVANCED BUSINESS NETWORKS INC</b>                         |                    |
| MONTHLY IT SERVICES 5DAYS/WK ONSITE                                 |                    |
| <i>General Fund-Development Services</i>                            | \$60.00            |
| <i>General Fund-Police</i>  | \$3,225.00         |
| <i>General Fund-Public Works-Buildings &amp; Grounds</i>            | \$45.00            |
| <i>General Fund-Public Works-Streets Utilities &amp; Fleet Svcs</i> | \$1,800.00         |
| <i>General Fund-Village Managers Office-Information Technology</i>  | \$1,350.00         |
| <i>Wastewater Operating Fund-Public Works-Wastewater</i>            | \$4,260.00         |
| <i>Water Operating Fund-Public Works-Water</i>                      | \$4,260.00         |
| <b>112 - ADVANCED BUSINESS NETWORKS INC Total</b>                   | <b>\$15,000.00</b> |
| <br>  |                    |
| <b>1125 - KIMBALL MIDWEST</b>                                       |                    |
| HARDWARE  |                    |
| <i>General Fund-Public Works-Streets Utilities &amp; Fleet Svcs</i> | \$129.10           |
| HYDRAULIC FITTINGS  |                    |
| <i>General Fund-Public Works-Streets Utilities &amp; Fleet Svcs</i> | \$159.42           |
| <b>1125 - KIMBALL MIDWEST Total</b>                                 | <b>\$288.52</b>    |



# DETAIL BOARD REPORT 5/12/2022

| VENDOR/DESCRIPTION/FUND/DEPARTMENT                                  | AMOUNT             |
|---|--------------------|
| <b>1132 - DAHM ENTERPRISES</b>                                      |                    |
| SLUDGE REMOVAL  |                    |
| <i>Wastewater Operating Fund-Public Works-Wastewater</i>            | \$32,935.00        |
| <b>1132 - DAHM ENTERPRISES Total</b>                                | <b>\$32,935.00</b> |
| <br>  |                    |
| <b>1157 - THE EDGE SPORTS APPAREL LLC</b>                           |                    |
| NAVY T-SHIRTS W/LOGO (QTY 45)                                       |                    |
| <i>Wastewater Operating Fund-Public Works-Wastewater</i>            | \$433.75           |
| SWEATSHIRTS W/LOGO (QTY 18)   |                    |
| <i>General Fund-Public Works-Streets Utilities &amp; Fleet Svcs</i> | \$462.00           |
| <b>1157 - THE EDGE SPORTS APPAREL LLC Total</b>                     | <b>\$895.75</b>    |
| <br>  |                    |
| <b>120 - AMERICAN COMMUNITY BK &amp; TRUST</b>                      |                    |
| 20 YEAR ANNIVERSARY RECOGNITION EXP                                 |                    |
| <i>General Fund-Police</i>  | \$77.14            |
| APWA/VACTOR PLANT LATEST INNOVATIONS SEWER CLNG EQUIP               |                    |
| <i>General Fund-Public Works-Streets Utilities &amp; Fleet Svcs</i> | \$50.00            |
| BLUEBEAM ANNUAL MAINT RNWL  |                    |
| <i>General Fund-Development Services</i>                            | \$41.25            |
| DIALPAD MEETINGS  |                    |
| <i>General Fund-Development Services</i>                            | \$20.00            |
| DOG WASTE STATIONS (2) - PURCHASE FROM ZERO WASTE USA               |                    |
| <i>Facilities &amp; Grounds Maintenance</i>                         | \$359.98           |
| FARMERS MARKET TENTS  |                    |
| <i>General Fund-Legislative</i>                                     | \$496.78           |
| GO TO MEETING   |                    |
| <i>General Fund-Development Services</i>                            | \$19.00            |
| HUNTLEY BDAY GIVEAWAYS  |                    |
| <i>General Fund-Legislative</i>                                     | \$213.30           |
| IGFOA JOB POSTING/ASST FINANCE DIR                                  |                    |
| <i>General Fund-Village Managers Office-Human Resources</i>         | \$250.00           |
| INK CARTRIDGE FOR POSTAGE MACHINE                                   |                    |
| <i>General Fund-Development Services</i>                            | \$34.51            |
| <i>General Fund-Finance</i>   | \$34.50            |
| <i>General Fund-Public Works-Administration</i>                     | \$34.51            |
| <i>General Fund-Village Managers Office-Administration</i>          | \$34.51            |
| <i>Wastewater Operating Fund-Public Works-Wastewater</i>            | \$34.48            |
| <i>Water Operating Fund-Public Works-Water</i>                      | \$34.48            |
| JOB POSTING APA   |                    |
| <i>General Fund-Village Managers Office-Human Resources</i>         | \$100.00           |





# DETAIL BOARD REPORT 5/12/2022

| VENDOR/DESCRIPTION/FUND/DEPARTMENT  | AMOUNT   |
|---|----------|
| L.E.A. DATA TECH TRNG UPGRADE<br><i>General Fund-Police</i>   | \$105.00 |
| LEAD THE WAY EVENT EXP<br><i>Drug Enforcement Fund-Police-Non-Division</i>  | \$712.50 |
| LEAD THE WAY GRADUATION EXP<br><i>Drug Enforcement Fund-Police-Non-Division</i>   | \$126.77 |
| LIC PLATE RNWL VEH#11<br><i>General Fund-Police</i>   | \$154.40 |
| M1 PRINCIPLES OF WATER RATES, FEES & CHARGES 7TH EDITION<br><i>Water Operating Fund-Public Works-Water</i>                      | \$131.22 |
| MULTI-ADJUST HINGE<br><i>General Fund-Public Works-Buildings &amp; Grounds</i>  | \$94.66  |
| NAPA TRACS - 4/2022<br><i>General Fund-Public Works-Streets Utilities &amp; Fleet Svcs</i>                                      | \$290.00 |
| OFFICE SUPPLIES<br><i>General Fund-Village Managers Office-Administration</i>   | \$74.96  |
| PACK STACK & STORE/STORAGE FACILITY RENTAL 4/2022<br><i>General Fund-Public Works-Streets Utilities &amp; Fleet Svcs</i>        | \$143.00 |
| PESTICIDE TRAINING - GNL STDS, COURSE MATERIAL & TESTING<br><i>General Fund-Public Works-Streets Utilities &amp; Fleet Svcs</i> | \$363.00 |
| PESTICIDE TRAINING - GNL STDS, ROW, TUR, AQUATICS<br><i>General Fund-Public Works-Streets Utilities &amp; Fleet Svcs</i>        | \$213.00 |
| PETERBILT CAN ADAPTER /SHOP TOOLS<br><i>General Fund-Public Works-Streets Utilities &amp; Fleet Svcs</i>                        | \$80.93  |
| POST HOLE AUGER SPRING RETURN THROTTLE<br><i>General Fund-Public Works-Streets Utilities &amp; Fleet Svcs</i>                   | \$47.18  |
| SALES TAX REFUND COSTCO<br><i>General Fund-Village Managers Office-Human Resources</i>  | (\$5.62) |
| SCHEDULE ANYWHERE LICENSE - 43 EMPS<br><i>General Fund-Police</i>   | \$825.60 |
| SEECOM WEEK EXP.<br><i>General Fund-Police</i>  | \$81.00  |
| SEW PATCHES ON UNIFORMS/DC HOOTEN & SGT KEANE<br><i>General Fund-Police</i>   | \$34.00  |
| SHIPPING<br><i>Facilities &amp; Grounds Maintenance</i>   | \$82.95  |
| <i>General Fund-Development Services</i>  | \$76.05  |
| SHOP HUNTLEY TOTE BAGS<br><i>General Fund-Development Services</i>  | \$985.00 |
| SHRM MEMBERSHIP RNWL<br><i>General Fund-Village Managers Office-Human Resources</i>   | \$329.00 |



# DETAIL BOARD REPORT 5/12/2022

| VENDOR/DESCRIPTION/FUND/DEPARTMENT  | AMOUNT            |
|---|-------------------|
| SIMPLESHEETS.COM/EXCEL & POWERPOINT<br><i>General Fund-Village Managers Office-Human Resources</i>  | \$228.99          |
| SNOWPLOW ROADEO REGISTRATION<br><i>General Fund-Public Works-Streets Utilities &amp; Fleet Svcs</i> | \$200.00          |
| SPECIAL OLYMPICS 5K SUPPLIES<br><i>General Fund-Legislative</i>                                     | \$60.48           |
| SUPPLIES THOMAS HUNTLEY CEMETERY BIRTHDAY EVENT<br><i>Cemetery Fund</i>                             | \$43.19           |
| TOWN SQUARE LIGHTS<br><i>Facilities &amp; Grounds Maintenance</i>                                   | \$489.27          |
| VEHICLE BIKE RACK<br><i>General Fund-Police</i>   | \$164.85          |
| VEHICLE MAINT PW<br><i>General Fund-Public Works-Administration</i>                                 | \$80.00           |
| VEHICLE MAINT/VLG MGR<br><i>General Fund-Village Managers Office-Administration</i>                 | \$32.95           |
| WORK JEANS<br><i>Water Operating Fund-Public Works-Water</i>  | \$229.92          |
| ZEBRA CABLES/SQUAD #22 PRINTER ISSUE<br><i>General Fund-Police</i>                                  | \$20.52           |
| ZOOM.US<br><i>General Fund-Police</i>   | \$29.98           |
| <b>120 - AMERICAN COMMUNITY BK &amp; TRUST Total</b>  | <b>\$8,359.19</b> |
| <br><b>1248 - WATERLOGIC USA INC</b>  |                   |
| WATERLOGIC SERVICES 2.28.22-5.27.22<br><i>General Fund-Police</i>                                   | \$141.00          |
| <b>1248 - WATERLOGIC USA INC Total</b>  | <b>\$141.00</b>   |
| <br><b>1275 - IMPRESSIONS PHOTOGRAPHY</b>   |                   |
| DEPARTMENT PHOTOS<br><i>General Fund-Police</i>   | \$227.50          |
| <b>1275 - IMPRESSIONS PHOTOGRAPHY Total</b>   | <b>\$227.50</b>   |
| <br><b>1343 - MIDWEST SALT LLC</b>  |                   |
| WATER SOFTENER SALT - WELL 10<br><i>Water Operating Fund-Public Works-Water</i>                     | \$2,341.19        |
| WATER SOFTENER SALT - WELL 11<br><i>Water Operating Fund-Public Works-Water</i>                     | \$2,575.31        |
| WATER SOFTENER SALT - WELL 9<br><i>Water Operating Fund-Public Works-Water</i>                      | \$2,580.99        |
| <b>1343 - MIDWEST SALT LLC Total</b>  | <b>\$7,497.49</b> |



# DETAIL BOARD REPORT 5/12/2022

| VENDOR/DESCRIPTION/FUND/DEPARTMENT                         | AMOUNT             |
|--|--------------------|
| <b>135 - ASSOCIATED ELECTRICAL CONTRACTORS LLC</b>         |                    |
| EAST PLANT MOTOR TROUBLESHOOT                              |                    |
| <i>Wastewater Operating Fund-Public Works-Wastewater</i>   | \$200.00           |
| <b>135 - ASSOCIATED ELECTRICAL CONTRACTORS LLC Total</b>   | <b>\$200.00</b>    |
| <br>   |                    |
| <b>1361 - UNION PACIFIC RAILROAD</b>                       |                    |
| PIPELINE CROSSING AGREEMENT FEE                            |                    |
| <i>Water Capital &amp; Equipment Fund</i>                  | \$5,000.00         |
| <b>1361 - UNION PACIFIC RAILROAD Total</b>                 | <b>\$5,000.00</b>  |
| <br>   |                    |
| <b>1366 - STAN'S - LPS MIDWEST</b>                         |                    |
| 36" GIS PLOTTER PAPER & INK                                |                    |
| <i>General Fund-Development Services</i>                   | \$391.20           |
| <i>General Fund-Legislative</i>                            | \$195.60           |
| <i>General Fund-Public Works-Administration</i>            | \$195.60           |
| <i>General Fund-Village Managers Office-Administration</i> | \$195.60           |
| <b>1366 - STAN'S - LPS MIDWEST Total</b>                   | <b>\$978.00</b>    |
| <br>   |                    |
| <b>1373 - WACHTEL TREE SCIENCE INC</b>                     |                    |
| PARKWAY TREES - CONSULTING-INVENTORY                       |                    |
| <i>Capital Projects and Improvement</i>                    | \$26,724.00        |
| <b>1373 - WACHTEL TREE SCIENCE INC Total</b>               | <b>\$26,724.00</b> |
| <br>   |                    |
| <b>1376 - IMPACT NETWORKING LLC</b>                        |                    |
| BULK PAPER (40) CASES                                      |                    |
| <i>General Fund-Development Services</i>                   | \$398.25           |
| <i>General Fund-Finance</i>                                | \$309.75           |
| <i>General Fund-Legislative</i>                            | \$88.50            |
| <i>General Fund-Police</i>                                 | \$619.50           |
| <i>General Fund-Public Works-Administration</i>            | \$88.50            |
| <i>General Fund-Village Managers Office-Administration</i> | \$88.50            |
| <i>Wastewater Operating Fund-Public Works-Wastewater</i>   | \$88.50            |
| <i>Water Operating Fund-Public Works-Water</i>             | \$88.50            |
| <b>1376 - IMPACT NETWORKING LLC Total</b>                  | <b>\$1,770.00</b>  |
| <br>   |                    |
| <b>1379 - JOHNSON, ROBERT</b>                              |                    |
| HP COLOR LASER JET PRO PRINTER M255DW                      |                    |
| <i>Street Improvement/Road &amp; Bridge</i>                | \$185.00           |
| <b>1379 - JOHNSON, ROBERT Total</b>                        | <b>\$185.00</b>    |



# DETAIL BOARD REPORT 5/12/2022

| VENDOR/DESCRIPTION/FUND/DEPARTMENT  | AMOUNT            |
|---|-------------------|
| <b>1380 - FONTANA, DUANE</b>  |                   |
| REFUND PARTIAL IMPACT FEE 2021-00001444 11317 DEAN ST<br><i>General Fund</i>                  | \$2,837.22        |
| REFUND PARTIAL IMPACT FEE 2021-00001444-11317 DEAN ST<br><i>General Fund</i>                  | \$1,166.89        |
| <b>1380 - FONTANA, DUANE Total</b>  | <b>\$4,004.11</b> |
| <br>  |                   |
| <b>1381 - GOMEZ, MYRA</b>   |                   |
| REFUND COMPLIANCE BOND 2021-0960 9802 SHELDON<br><i>General Fund</i>                          | \$150.00          |
| <b>1381 - GOMEZ, MYRA Total</b>   | <b>\$150.00</b>   |
| <br>  |                   |
| <b>1382 - GFELLERS CONSTRUCTION</b>   |                   |
| REFUND COMPLIANCE BOND 2021-0452 10547 FAITHS WAY<br><i>General Fund</i>                      | \$1,000.00        |
| <b>1382 - GFELLERS CONSTRUCTION Total</b>   | <b>\$1,000.00</b> |
| <br>  |                   |
| <b>1383 - HARRIS, PATRICK</b>   |                   |
| REFUND COMPLIANCE BOND 2021-2027 8860 PEARSALL<br><i>General Fund</i>                         | \$1,028.15        |
| <b>1383 - HARRIS, PATRICK Total</b>   | <b>\$1,028.15</b> |
| <br>  |                   |
| <b>1384 - B&amp;C ENTERPRISES INC</b>   |                   |
| REFUND COMPLIANCE BONDS 2021-2102 11414 SMITH DR UNIT D & E<br><i>General Fund</i>            | \$250.00          |
| <b>1384 - B&amp;C ENTERPRISES INC Total</b>   | <b>\$250.00</b>   |
| <br>  |                   |
| <b>1385 - PURCELL, JENNIFER</b>   |                   |
| REFUND COMPLIANCE BOND 2022-0010 10485 SAWGRASS<br><i>General Fund</i>                        | \$205.00          |
| <b>1385 - PURCELL, JENNIFER Total</b>   | <b>\$205.00</b>   |
| <br>  |                   |
| <b>1386 - MCMASTER-CARR</b>   |                   |
| PLOW JACK STAND REPAIR<br><i>General Fund-Public Works-Streets Utilities &amp; Fleet Svcs</i> | \$133.54          |
| <b>1386 - MCMASTER-CARR Total</b>   | <b>\$133.54</b>   |
| <br>  |                   |
| <b>143 - B&amp;F CONSTRUCTION CODE SVC INC</b>  |                   |
| BACKFLOW INSPECTION SERVICES - 2/2022<br><i>Water Operating Fund-Public Works-Water</i>       | \$300.00          |
| BACKFLOW INSPECTION SERVICES - 3/2022<br><i>Water Operating Fund-Public Works-Water</i>       | \$900.00          |



# DETAIL BOARD REPORT 5/12/2022

| VENDOR/DESCRIPTION/FUND/DEPARTMENT                                  | AMOUNT            |
|---|-------------------|
| INSPECTION SERVICES - 2/2022  |                   |
| <i>General Fund-Development Services</i>                            | \$3,096.00        |
| INSPECTION SERVICES - 3/2022  |                   |
| <i>General Fund-Development Services</i>                            | \$2,873.60        |
| <b>143 - B&amp;F CONSTRUCTION CODE SVC INC Total</b>                | <b>\$7,169.60</b> |
| <br>  |                   |
| <b>158 - BLU PETROLEUM</b>  |                   |
| VEHICLE FUEL - DIESEL   |                   |
| <i>General Fund</i>   | \$3,747.31        |
| VEHICLE FUEL - REGULAR  |                   |
| <i>General Fund</i>   | \$4,155.59        |
| WINTER ADDITIVE & FUEL SURCHARGE                                    |                   |
| <i>General Fund</i>   | \$28.98           |
| <b>158 - BLU PETROLEUM Total</b>                                    | <b>\$7,931.88</b> |
| <br>  |                   |
| <b>164 - BOTTTS WELDING &amp; TRK SVC INC</b>                       |                   |
| HYDRAULIC HOSE - VEH 1651   |                   |
| <i>General Fund-Public Works-Streets Utilities &amp; Fleet Svcs</i> | \$174.80          |
| <b>164 - BOTTTS WELDING &amp; TRK SVC INC Total</b>                 | <b>\$174.80</b>   |
| <br>  |                   |
| <b>171 - C &amp; L RENTALS SALES &amp; SVC INC</b>                  |                   |
| AIR FILTER  |                   |
| <i>General Fund-Public Works-Streets Utilities &amp; Fleet Svcs</i> | \$22.98           |
| FUEL FILTER PICK UP BODY, AIR FILTER, AIR FILTER COVER              |                   |
| <i>Wastewater Operating Fund-Public Works-Wastewater</i>            | \$27.03           |
| GRASS TRIMMER LINE  |                   |
| <i>General Fund-Public Works-Streets Utilities &amp; Fleet Svcs</i> | \$62.99           |
| <i>Water Operating Fund-Public Works-Water</i>                      | \$4.29            |
| MARKING PAINT, SURVEYOR FLAGS                                       |                   |
| <i>Wastewater Operating Fund-Public Works-Wastewater</i>            | \$409.56          |
| QUICK COUPLER, GRASS TRIMMER LINE                                   |                   |
| <i>Water Operating Fund-Public Works-Water</i>                      | \$73.82           |
| SMALL ENGINE PARTS  |                   |
| <i>Wastewater Operating Fund-Public Works-Wastewater</i>            | \$134.62          |
| <b>171 - C &amp; L RENTALS SALES &amp; SVC INC Total</b>            | <b>\$735.29</b>   |
| <br>  |                   |
| <b>172 - COPS TESTING SVC INC</b>                                   |                   |
| POLICE RECRUITMENT LATERAL TRANSFER POLYGRAPH TESTS                 |                   |
| <i>General Fund-Legislative</i>                                     | \$160.00          |
| <b>172 - COPS TESTING SVC INC Total</b>                             | <b>\$160.00</b>   |



# DETAIL BOARD REPORT 5/12/2022

| VENDOR/DESCRIPTION/FUND/DEPARTMENT                                  | AMOUNT            |
|---|-------------------|
| <b>176 - CDS OFFICE TECHNOLOGIES</b>                                |                   |
| DOCK MOUNT SQUAD 27   |                   |
| <i>Equipment Replacement Fund-Police</i>                            | \$123.00          |
| SIDE MOUNT NEW SQUAD 21   |                   |
| <i>Drug Enforcement Fund-Police</i>                                 | \$123.00          |
| <b>176 - CDS OFFICE TECHNOLOGIES Total</b>                          | <b>\$246.00</b>   |
| <br>  |                   |
| <b>177 - CDW GOVERNMENT INC</b>                                     |                   |
| HP COLOR LASER JET PRO PRINTER M255DW                               |                   |
| <i>General Fund-Public Works-Streets Utilities &amp; Fleet Svcs</i> | \$317.13          |
| <b>177 - CDW GOVERNMENT INC Total</b>                               | <b>\$317.13</b>   |
| <br>  |                   |
| <b>187 - CENTURION FLEET SVCS INC</b>                               |                   |
| ADDITIONAL REPAIR WORK NEEDED VEH 1861 (ORIG PO 2022-222)           |                   |
| <i>Water Operating Fund-Public Works-Water</i>                      | \$1,399.63        |
| DIAGNOSTICS LABOR   |                   |
| <i>Water Operating Fund-Public Works-Water</i>                      | \$800.00          |
| DRIVER SIDE FUEL INJECTORS LABOR                                    |                   |
| <i>Water Operating Fund-Public Works-Water</i>                      | \$992.00          |
| INJECTION PRESSURE REGULATOR LABOR                                  |                   |
| <i>Water Operating Fund-Public Works-Water</i>                      | \$384.00          |
| INJECTORS   |                   |
| <i>Water Operating Fund-Public Works-Water</i>                      | \$942.84          |
| IPR VALVE   |                   |
| <i>Water Operating Fund-Public Works-Water</i>                      | \$314.65          |
| OIL TUBE #1861  |                   |
| <i>Water Operating Fund-Public Works-Water</i>                      | \$58.40           |
| OVERAGE - 15%   |                   |
| <i>Water Operating Fund-Public Works-Water</i>                      | \$517.27          |
| SHOP SUPPLIES   |                   |
| <i>Water Operating Fund-Public Works-Water</i>                      | \$14.99           |
| <b>187 - CENTURION FLEET SVCS INC Total</b>                         | <b>\$5,423.78</b> |
| <br>  |                   |
| <b>199 - CLARKE MOSQUITO CNTRL PRODS INC</b>                        |                   |
| 2022 MOSQUITO MANAGEMENT PROGRAM                                    |                   |
| <i>General Fund-Public Works-Streets Utilities &amp; Fleet Svcs</i> | \$9,975.00        |
| <b>199 - CLARKE MOSQUITO CNTRL PRODS INC Total</b>                  | <b>\$9,975.00</b> |



# DETAIL BOARD REPORT 5/12/2022

| VENDOR/DESCRIPTION/FUND/DEPARTMENT                                  | AMOUNT            |
|---|-------------------|
| <b>205 - COMCAST BUSINESS</b>                                       |                   |
| PHONE SERVICES  |                   |
| <i>General Fund-Police</i>  | \$74.70           |
| <i>General Fund-Public Works-Administration</i>                     | \$380.10          |
| <i>General Fund-Village Managers Office-Administration</i>          | \$74.68           |
| <i>Wastewater Operating Fund-Public Works-Wastewater</i>            | \$135.28          |
| <i>Water Operating Fund-Public Works-Water</i>                      | \$135.28          |
| <b>205 - COMCAST BUSINESS Total</b>                                 | <b>\$800.04</b>   |
| <br>  |                   |
| <b>210 - COON CREEK SOD FARMS</b>                                   |                   |
| GRASS SEED  |                   |
| <i>General Fund-Public Works-Streets Utilities &amp; Fleet Svcs</i> | \$200.00          |
| SOD   |                   |
| <i>General Fund-Public Works-Streets Utilities &amp; Fleet Svcs</i> | \$218.40          |
| <b>210 - COON CREEK SOD FARMS Total</b>                             | <b>\$418.40</b>   |
| <br>  |                   |
| <b>214 - CORE &amp; MAIN</b>  |                   |
| O-RING  |                   |
| <i>Water Operating Fund-Public Works-Water</i>                      | \$80.44           |
| <b>214 - CORE &amp; MAIN Total</b>                                  | <b>\$80.44</b>    |
| <br>  |                   |
| <b>239 - DREISILKER ELECTRIC MOTORS</b>                             |                   |
| MOTOR STARTUP & DIAGNOSTICS - WELL 9                                |                   |
| <i>Water Capital &amp; Equipment Fund</i>                           | \$620.00          |
| REBUILD REULAND MOTOR - WELL 9 RAW WATER AERATOR MOTOR              |                   |
| <i>Water Capital &amp; Equipment Fund</i>                           | \$2,581.00        |
| <b>239 - DREISILKER ELECTRIC MOTORS Total</b>                       | <b>\$3,201.00</b> |
| <br>  |                   |
| <b>252 - FSCI</b>   |                   |
| FIRE SPRINKLER PLAN REVIEW #22-811                                  |                   |
| <i>General Fund-Development Services</i>                            | \$715.00          |
| <b>252 - FSCI Total</b>   | <b>\$715.00</b>   |
| <br>  |                   |
| <b>258 - FEDEX</b>  |                   |
| UB LOCK BOX REPORTS   |                   |
| <i>Wastewater Operating Fund-Public Works-Wastewater</i>            | \$55.65           |
| <i>Water Operating Fund-Public Works-Water</i>                      | \$55.64           |
| <b>258 - FEDEX Total</b>  | <b>\$111.29</b>   |



# DETAIL BOARD REPORT 5/12/2022

| VENDOR/DESCRIPTION/FUND/DEPARTMENT                         | AMOUNT     |
|--|------------|
| <b>260 - THE FINER LINE INC</b>                            |            |
| TRUSTEE AWARD  |            |
| <i>General Fund-Legislative</i>                            | \$140.63   |
| <b>260 - THE FINER LINE INC Total</b>                      | \$140.63   |
| <b>266 - FOSTER &amp; FOSTER INC</b>                       |            |
| PREPARATION OF GASB 75 DISCLOSURE REPORT FY 21             |            |
| <i>General Fund-Finance</i>                                | \$3,090.00 |
| <b>266 - FOSTER &amp; FOSTER INC Total</b>                 | \$3,090.00 |
| <b>279 - GORDON FLESCH CO INC</b>                          |            |
| RICOH COPIER LEASE PMT 6/20/22-7/19/22                     |            |
| <i>General Fund-Development Services</i>                   | \$160.81   |
| <i>General Fund-Finance</i>                                | \$35.74    |
| <i>General Fund-Police</i>                                 | \$214.41   |
| <i>General Fund-Public Works-Administration</i>            | \$71.47    |
| <i>General Fund-Village Managers Office-Administration</i> | \$160.81   |
| <i>Wastewater Operating Fund-Public Works-Wastewater</i>   | \$107.20   |
| <i>Water Operating Fund-Public Works-Water</i>             | \$107.20   |
| <b>279 - GORDON FLESCH CO INC Total</b>                    | \$857.64   |
| <b>279 - GORDON FLESCH CO INC</b>                          |            |
| RICOH COPIER MAINT & OVERAGES - 3/2022-4/2022              |            |
| <i>General Fund-Development Services</i>                   | \$159.65   |
| <i>General Fund-Finance</i>                                | \$35.84    |
| <i>General Fund-Police</i>                                 | \$258.68   |
| <i>General Fund-Public Works-Administration</i>            | \$50.29    |
| <i>General Fund-Village Managers Office-Administration</i> | \$230.32   |
| <i>Wastewater Operating Fund-Public Works-Wastewater</i>   | \$86.13    |
| <i>Water Operating Fund-Public Works-Water</i>             | \$86.13    |
| <b>279 - GORDON FLESCH CO INC Total</b>                    | \$907.04   |
| <b>286 - GRAFTON TOWNSHIP</b>                              |            |
| IMPACT FEES APRIL 2022                                     |            |
| <i>General Fund</i>  | \$600.00   |
| IMPACT FEES MARCH 2022                                     |            |
| <i>General Fund</i>  | \$600.00   |
| <b>286 - GRAFTON TOWNSHIP Total</b>                        | \$1,200.00 |
| <b>287 - GRAINGER</b>                                      |            |
| BALL VALVE, COUPLING, ELBOW                                |            |
| <i>Water Operating Fund-Public Works-Water</i>             | \$329.06   |
| <b>287 - GRAINGER Total</b>                                | \$329.06   |





# DETAIL BOARD REPORT 5/12/2022

| VENDOR/DESCRIPTION/FUND/DEPARTMENT  | AMOUNT             |
|---|--------------------|
| <b>293 - HAWKS NAPA AUTO PARTS</b>  |                    |
| BRAKE CALIPER, BRAKE HOSE - VEH 1618<br><i>General Fund-Public Works-Streets Utilities &amp; Fleet Svcs</i> | \$157.49           |
| FUEL PUMP - VEH 1812<br><i>Water Operating Fund-Public Works-Water</i>                                      | \$254.77           |
| GROUND TERMINAL JUNCTION POSTS - VEH 1860<br><i>Water Operating Fund-Public Works-Water</i>                 | \$11.38            |
| HEADLIGHT CONNECTOR<br><i>General Fund-Public Works-Streets Utilities &amp; Fleet Svcs</i>                  | \$11.09            |
| OIL FILTER - VEH 1694<br><i>General Fund-Public Works-Streets Utilities &amp; Fleet Svcs</i>                | \$51.21            |
| OIL FILTER - VEH 1891<br><i>Water Operating Fund-Public Works-Water</i>                                     | \$49.13            |
| OIL FILTER- VEH 1665<br><i>General Fund-Public Works-Streets Utilities &amp; Fleet Svcs</i>                 | \$20.87            |
| TRANS FILTER - VEH 1891<br><i>Water Operating Fund-Public Works-Water</i>                                   | \$180.80           |
| <b>293 - HAWKS NAPA AUTO PARTS Total</b>  | <b>\$736.74</b>    |
| <br>  |                    |
| <b>294 - HAWKINS INC</b>  |                    |
| AQUA HAWK 1121 POLYMER - WEST PLANT PRESS<br><i>Wastewater Operating Fund-Public Works-Wastewater</i>       | \$1,117.50         |
| <b>294 - HAWKINS INC Total</b>  | <b>\$1,117.50</b>  |
| <br>  |                    |
| <b>302 - HUNTLEY FIRE PROTECTION DIST</b>   |                    |
| IMPACT FEES APRIL 2022<br><i>General Fund</i>   | \$18,799.00        |
| IMPACT FEES MARCH 2022<br><i>General Fund</i>   | \$6,850.00         |
| <b>302 - HUNTLEY FIRE PROTECTION DIST Total</b>   | <b>\$25,649.00</b> |
| <br>  |                    |
| <b>304 - HUNTLEY LIBRARY DISTRICT</b>   |                    |
| IMPACT FEES APRIL 2022<br><i>General Fund</i>   | \$3,740.00         |
| IMPACT FEES MARCH 2022<br><i>General Fund</i>   | \$3,400.00         |
| <b>304 - HUNTLEY LIBRARY DISTRICT Total</b>   | <b>\$7,140.00</b>  |



# DETAIL BOARD REPORT 5/12/2022

| VENDOR/DESCRIPTION/FUND/DEPARTMENT                                  | AMOUNT             |
|---|--------------------|
| <b>307 - HUNTLEY COMMUNITY SCHOOL DIST 158</b>                      |                    |
| IMPACT FEES APRIL 2022  |                    |
| <i>General Fund</i>   | \$47,894.00        |
| IMPACT FEES MARCH 2022  |                    |
| <i>General Fund</i>   | \$46,838.00        |
| <b>307 - HUNTLEY COMMUNITY SCHOOL DIST 158 Total</b>                | <b>\$94,732.00</b> |
| <br><b>316 - ILCMA</b>  |                    |
| JOB POSTING FOR PLANNER/BUILDING CODE ENFORCEMENT INSPECTOR         |                    |
| <i>General Fund-Village Managers Office-Human Resources</i>         | \$50.00            |
| <b>316 - ILCMA Total</b>  | <b>\$50.00</b>     |
| <br><b>319 - IL DEPT OF AGRICULTURE</b>                             |                    |
| CHEMICAL APPLICATOR LICENSE FEE - KLASSEN & SCHNULLE                |                    |
| <i>General Fund-Public Works-Streets Utilities &amp; Fleet Svcs</i> | \$105.00           |
| <b>319 - IL DEPT OF AGRICULTURE Total</b>                           | <b>\$105.00</b>    |
| <br><b>331 - IL STATE POLICE</b>                                    |                    |
| NEW HIRE FINGERPRINTING   |                    |
| <i>General Fund-Village Managers Office-Human Resources</i>         | \$84.75            |
| <b>331 - IL STATE POLICE Total</b>                                  | <b>\$84.75</b>     |
| <br><b>355 - KIESLERS POLICE SUPPLY INC</b>                         |                    |
| AMMUNITION  |                    |
| <i>General Fund-Police</i>  | \$372.11           |
| <b>355 - KIESLERS POLICE SUPPLY INC Total</b>                       | <b>\$372.11</b>    |
| <br><b>373 - LEE JENSEN SALES CO INC</b>                            |                    |
| RENTAL - TELEVISIONING CAMERA                                       |                    |
| <i>General Fund-Public Works-Streets Utilities &amp; Fleet Svcs</i> | \$155.00           |
| <b>373 - LEE JENSEN SALES CO INC Total</b>                          | <b>\$155.00</b>    |
| <br><b>389 - MARCO TECHNOLOGIES LLC</b>                             |                    |
| LEXMARK LEASE PAYMENT - 5/2022                                      |                    |
| <i>General Fund-Development Services</i>                            | \$71.97            |
| <i>General Fund-Village Managers Office-Administration</i>          | \$215.89           |
| <b>389 - MARCO TECHNOLOGIES LLC Total</b>                           | <b>\$287.86</b>    |
| <br><b>402 - MEADE ELECTRIC CO INC</b>                              |                    |
| CLEAR STREETLIGHT POLE FOR SAFETY - 12270 SINNET                    |                    |
| <i>Liability Insurance Fund</i>                                     | \$234.86           |
| <b>402 - MEADE ELECTRIC CO INC Total</b>                            | <b>\$234.86</b>    |

# DETAIL BOARD REPORT 5/12/2022



| VENDOR/DESCRIPTION/FUND/DEPARTMENT                                  | AMOUNT            |
|---|-------------------|
| <b>403 - MENARDS COMMERCIAL ACCOUNT</b>                             |                   |
| MISC SCREWS FOR BLDG MAINT/IL STATE FLAGS                           |                   |
| <i>General Fund-Public Works-Buildings &amp; Grounds</i>            | \$84.34           |
| <b>403 - MENARDS COMMERCIAL ACCOUNT Total</b>                       | <b>\$84.34</b>    |
| <br>  |                   |
| <b>424 - ODP BUSINESS SOLUTIONS LLC</b>                             |                   |
| OFFICE SUPPLIES   |                   |
| <i>General Fund-Development Services</i>                            | \$6.09            |
| <i>General Fund-Finance</i>   | \$20.64           |
| <i>General Fund-Police</i>  | \$33.66           |
| <b>424 - ODP BUSINESS SOLUTIONS LLC Total</b>                       | <b>\$60.39</b>    |
| <br>  |                   |
| <b>428 - NICOR GAS</b>  |                   |
| NATURAL GAS   |                   |
| <i>Wastewater Operating Fund-Public Works-Wastewater</i>            | \$4,640.17        |
| <i>Water Operating Fund-Public Works-Water</i>                      | \$1,350.47        |
| NATURAL GAS/11879 E MAIN ST   |                   |
| <i>Facilities &amp; Grounds Maintenance</i>                         | \$140.02          |
| <b>428 - NICOR GAS Total</b>  | <b>\$6,130.66</b> |
| <br>  |                   |
| <b>455 - POSTAL PROS SOUTHWEST INC</b>                              |                   |
| NEWSLETTER - APRIL 2022   |                   |
| <i>General Fund-Legislative</i>                                     | \$560.00          |
| UM 4/18/22-4/24/22  |                   |
| <i>Wastewater Operating Fund-Public Works-Wastewater</i>            | \$1,821.33        |
| <i>Water Operating Fund-Public Works-Water</i>                      | \$1,821.33        |
| <b>455 - POSTAL PROS SOUTHWEST INC Total</b>                        | <b>\$4,202.66</b> |
| <br>  |                   |
| <b>467 - QUILL CORP</b>   |                   |
| OFFICE SUPPLIES   |                   |
| <i>General Fund-Finance</i>   | \$79.54           |
| <i>General Fund-Police</i>  | \$81.96           |
| <b>467 - QUILL CORP Total</b>                                       | <b>\$161.50</b>   |
| <br>  |                   |
| <b>471 - CCS CONTRACTOR EQUIPMENT &amp; SUPPLY INC</b>              |                   |
| QUIKRETE MORTAR MIX 80#   |                   |
| <i>General Fund-Public Works-Streets Utilities &amp; Fleet Svcs</i> | \$38.40           |
| SPECHEM, SPEC PLUG 50#  |                   |
| <i>General Fund-Public Works-Streets Utilities &amp; Fleet Svcs</i> | \$44.00           |
| <b>471 - CCS CONTRACTOR EQUIPMENT &amp; SUPPLY INC Total</b>        | <b>\$82.40</b>    |



# DETAIL BOARD REPORT 5/12/2022

| VENDOR/DESCRIPTION/FUND/DEPARTMENT                                  | AMOUNT             |
|---|--------------------|
| <b>481 - RED WING SHOE COMPANY INC</b>                              |                    |
| EMPLOYEE BOOTS - STREET DEPT.                                       |                    |
| <i>General Fund-Public Works-Streets Utilities &amp; Fleet Svcs</i> | \$203.99           |
| <b>481 - RED WING SHOE COMPANY INC Total</b>                        | <b>\$203.99</b>    |
| <br>  |                    |
| <b>495 - RUSH TRUCK CENTER HUNTLEY</b>                              |                    |
| BRAKE CHAMBER - VEH 1891  |                    |
| <i>Water Operating Fund-Public Works-Water</i>                      | \$110.00           |
| FUEL FILTER, FILTER KIT -VEH 1694                                   |                    |
| <i>General Fund-Public Works-Streets Utilities &amp; Fleet Svcs</i> | \$115.00           |
| RATCHET STRAP   |                    |
| <i>Wastewater Operating Fund-Public Works-Wastewater</i>            | \$18.74            |
| SLACK ADJUSTERS - VEH 1891  |                    |
| <i>Water Operating Fund-Public Works-Water</i>                      | \$150.00           |
| <b>495 - RUSH TRUCK CENTER HUNTLEY Total</b>                        | <b>\$393.74</b>    |
| <br>  |                    |
| <b>510 - SHERWIN WILLIAMS CO</b>                                    |                    |
| PAINT   |                    |
| <i>General Fund-Public Works-Buildings &amp; Grounds</i>            | \$200.85           |
| <b>510 - SHERWIN WILLIAMS CO Total</b>                              | <b>\$200.85</b>    |
| <br>  |                    |
| <b>512 - SIKICH LLP</b>   |                    |
| AUDIT SERVICES FY21   |                    |
| <i>General Fund-Finance</i>   | \$10,750.00        |
| <i>Wastewater Operating Fund-Public Works-Wastewater</i>            | \$2,150.00         |
| <i>Water Operating Fund-Public Works-Water</i>                      | \$8,600.00         |
| <b>512 - SIKICH LLP Total</b>                                       | <b>\$21,500.00</b> |
| <br>  |                    |
| <b>517 - SMITH ECOLOGICAL SYSTEMS INC</b>                           |                    |
| SERVICE GAS CHLORINE REGULATORS                                     |                    |
| <i>Water Capital &amp; Equipment Fund</i>                           | \$2,121.28         |
| <b>517 - SMITH ECOLOGICAL SYSTEMS INC Total</b>                     | <b>\$2,121.28</b>  |
| <br>  |                    |
| <b>556 - TPI TYLER PRESS INC</b>                                    |                    |
| BUSINESS CARDS  |                    |
| <i>General Fund-Police</i>  | \$549.50           |
| <b>556 - TPI TYLER PRESS INC Total</b>                              | <b>\$549.50</b>    |
| <br>  |                    |
| <b>557 - TYLER TECHNOLOGIES INC</b>                                 |                    |
| NEW WORLD ONLINE PERMITTING MODIFCATION                             |                    |
| <i>Capital Projects and Improvement</i>                             | \$2,800.00         |
| <b>557 - TYLER TECHNOLOGIES INC Total</b>                           | <b>\$2,800.00</b>  |



# DETAIL BOARD REPORT 5/12/2022

| VENDOR/DESCRIPTION/FUND/DEPARTMENT                                  | AMOUNT             |
|---|--------------------|
| <b>572 - VILLAGE OF DOWNERS GROVE</b>                               |                    |
| HEALTH INSURANCE PREMIUM/PORTER 6/2022                              |                    |
| <i>Benefits Fund</i>  | \$1,216.78         |
| <b>572 - VILLAGE OF DOWNERS GROVE Total</b>                         | <b>\$1,216.78</b>  |
| <br>  |                    |
| <b>577 - WALSH MEDIA INC</b>  |                    |
| MUSIC ON HOLD LICENSE   |                    |
| <i>General Fund-Legislative</i>                                     | \$275.00           |
| <b>577 - WALSH MEDIA INC Total</b>                                  | <b>\$275.00</b>    |
| <br>  |                    |
| <b>610 - WATCHGUARD-MOTOROLA</b>                                    |                    |
| CAMERA SYSTEM SQUADS 28 & 41  |                    |
| <i>Equipment Replacement Fund-Police</i>                            | \$7,695.00         |
| <b>610 - WATCHGUARD-MOTOROLA Total</b>                              | <b>\$7,695.00</b>  |
| <br>  |                    |
| <b>689 - O'REILLY - STORE 5851</b>                                  |                    |
| FUEL VACCUM LINE - VEH 1619   |                    |
| <i>General Fund-Public Works-Streets Utilities &amp; Fleet Svcs</i> | \$18.80            |
| <b>689 - O'REILLY - STORE 5851 Total</b>                            | <b>\$18.80</b>     |
| <br>  |                    |
| <b>716 - NATIONAL WASH AUTHORITY LLC</b>                            |                    |
| PRESSURE WASH WATER TOWERS 1 & 2                                    |                    |
| <i>Water Capital &amp; Equipment Fund</i>                           | \$13,600.00        |
| <b>716 - NATIONAL WASH AUTHORITY LLC Total</b>                      | <b>\$13,600.00</b> |
| <br>  |                    |
| <b>738 - C T VEACH INC</b>  |                    |
| INSTALL HARDWOOD MULCH  |                    |
| <i>Facilities &amp; Grounds Maintenance</i>                         | \$4,200.00         |
| <b>738 - C T VEACH INC Total</b>                                    | <b>\$4,200.00</b>  |
| <br>  |                    |
| <b>753 - VELOCITYEHS/MSDSOONLINE</b>                                |                    |
| MSDS ONLINE RENEWAL - ADDT'L FEE LEFT OFF IN ERROR - PO 2022-100    |                    |
| <i>Wastewater Operating Fund-Public Works-Wastewater</i>            | \$137.79           |
| <i>Water Operating Fund-Public Works-Water</i>                      | \$137.79           |
| <b>753 - VELOCITYEHS/MSDSOONLINE Total</b>                          | <b>\$275.58</b>    |
| <br>  |                    |
| <b>858 - NORTHWESTERN MEDICINE OCCUPATIONAL HEALTH</b>              |                    |
| RANDOM DRUG AND ALCOHOL SCREENS                                     |                    |
| <i>General Fund-Village Managers Office-Human Resources</i>         | \$260.00           |
| <b>858 - NORTHWESTERN MEDICINE OCCUPATIONAL HEALTH Total</b>        | <b>\$260.00</b>    |



# DETAIL BOARD REPORT 5/12/2022

| VENDOR/DESCRIPTION/FUND/DEPARTMENT                                  | AMOUNT       |
|---|--------------|
| <b>880 - PATRICK ENGINEERING INC</b>                                |              |
| KREUTZER RD PHASE 1   |              |
| <i>Street Improvement/Road &amp; Bridge</i>                         | \$3,673.92   |
| <b>880 - PATRICK ENGINEERING INC Total</b>                          | \$3,673.92   |
| <br>  |              |
| <b>920 - PRINCIPLE CONSTRUCTION</b>                                 |              |
| REFUND COMPLIANCE BOND 2021-2078 14000 AUTOMALL DR                  |              |
| <i>General Fund</i>   | \$1,350.00   |
| <b>920 - PRINCIPLE CONSTRUCTION Total</b>                           | \$1,350.00   |
| <br>  |              |
| <b>937 - CURRAN CONTRACTING CO</b>                                  |              |
| UPM   |              |
| <i>General Fund-Public Works-Streets Utilities &amp; Fleet Svcs</i> | \$274.35     |
| <b>937 - CURRAN CONTRACTING CO Total</b>                            | \$274.35     |
| <br>  |              |
| <b>983 - HUNTLEY FORD</b>   |              |
| FRONT BRAKE ROTORS - VEH 27-15                                      |              |
| <i>General Fund-Police</i>  | \$227.00     |
| OIL FILTERS   |              |
| <i>General Fund-Police</i>  | \$57.96      |
| PURGE VALVE - VEH 40-15   |              |
| <i>General Fund-Police</i>  | \$81.68      |
| RADIATOR HOSE - VEH 27-15   |              |
| <i>General Fund-Police</i>  | \$63.55      |
| <b>983 - HUNTLEY FORD Total</b>                                     | \$430.19     |
| <br>  |              |
| <b>0 - GARY W COONEY</b>  |              |
| 0501024700-001 UM CREDIT BALANCE REFUND                             |              |
| <i>Water Operating</i>  | \$135.66     |
| <b>0 - GARY W COONEY Total</b>                                      | \$135.66     |
| <b>Grand Total</b>  | \$361,395.98 |

VILLAGE OF HUNTLEY  
 PETTY CASH CHECKING ACCOUNT - AMERICAN COMMUNITY BANK

| DATE      | CK#  | AMOUNT | PAYEE                                      | DESCRIPTION                | 100-1033<br>G/L Account # |
|-----------|------|--------|--|----------------------------|---------------------------|
| 4/11/2022 | 1682 | 10.00  | MCHNERY COUNTY CLERK                       | Record Notary/N. Stopka    | 100-70-00-6275            |
| 4/12/2022 | 1683 | 10.00  | MCHNERY COUNTY CLERK                       | Record Notary/A. Panvino   | 100-50-00-6610            |
| 4/12/2022 | 1684 |        | VOID                                       |                            |                           |
| 4/26/2022 | 1685 | 102.00 | MCHNERY COUNTY RECORDER                    | Record Plat of Subdivision | 100-10-00-6380            |
|           |      | 122.00 | Submitted To Village Board Meeting 5/12/22 |                            |                           |



VILLAGE OF HUNTLEY
AGENDA SUMMARY

May 12, 2022
Village Board Meeting

Agenda Item: Consideration – A Resolution Approving the Bid Award to Precision Pavement Marking, Inc. through the Municipal Partnering Initiative (MPI) for the 2022 Paint Pavement Marking Program in an Amount Not to Exceed \$60,000

Department: Public Works and Engineering – Administration and Engineering Division

INTRODUCTION

The Pavement Marking program concentrates on specific areas throughout the Village not targeted for repair through the MFT Program to improve pavement marking presence and retroreflectivity. On April 7, 2022 the McHenry County Division of Transportation (MCDOT) received bids from one contractor for the Municipal Partnering Initiative (MPI) Pavement Marking Program (Paint). The MPI is a municipality-based buying initiative where communities join forces to procure a wide range of public services in an effort to tap economies of scale. MCDOT was the lead MPI agency for this project and prepared the necessary contract bid documents. There are nine participating agencies for the Paint Pavement Markings contract which includes: Village of Huntley, City of Crystal Lake, Village of Cary, Village of Gilberts, City of McHenry, McHenry Township, Village of Prairie Grove, City of Woodstock, and McHenry County.

The bid results for Paint Pavement Markings (2022) using the quantities from all nine participating agencies are summarized as follows:

Table with 2 columns: Engineers Estimate, Amount. Row 1: Engineers Estimate, \$405,147.18. Row 2: Precision Pavement Marking, Inc., \$356,710.27

Based on quantities for the Village, the 2022 Paint Pavement Marking Program for the following roadways will be completed in an amount not to exceed \$60,000:

- CHARLES H. SASS PARKWAY
CLANYARD ROAD
COPPERWYND ROAD
COUNTRYVIEW BLVD
DEL WEBB BLVD
HENNIG ROAD
KREUTZER ROAD
OAKCREEK PARKWAY
POWERS ROAD
ROUTE 47 & MAIN STREET
SANDWALD ROAD
SUN CITY BLVD

STAFF ANALYSIS

The bids have been reviewed by Public Works and Engineering Department Staff. All is in order for consideration to approve the bid award to Precision Pavement Markings, Inc. for the Paint Pavement Markings Program.





## VILLAGE OF HUNTLEY AGENDA SUMMARY

May 12, 2022  
Village Board Meeting

### **2022-2025 STRATEGIC PLAN ALIGNMENT**

The Strategic Plan identifies “*Forward Looking Community*” as a strategic focus and the following goal: “*Management of Infrastructure Assets for Today and Tomorrow.*” Pavement Markings provide continuous information to road users related to the roadway alignment, vehicle positioning, and other important driving-related tasks.

### **FINANCIAL IMPACT**

The FY22 Budget includes \$60,000.00 in the Streets Improvement and Roads & Bridges Fund, line item 420-00-00-8001 for the Paint Pavement Marking Program.

### **LEGAL ANALYSIS**

Not Required.

### **ACTION REQUESTED**

A motion by the Village Board for a Resolution Approving the Bid Award to Precision Pavement Marking, Inc. through the Municipal Partnering Initiative (MPI) for the 2022 Paint Pavement Marking Program in an Amount Not to Exceed \$60,000.

### **SUPPORTING DOCUMENTS**

1. MPI Bid Tabulation
2. Pavement Marking Program Exhibit
3. Draft Resolution

**McHenry County Division of Transportation**  
**Bid Tabulation**  
 22-00000-10-GM  
 Paint Pavement Markings  
 4/07/2022 @ 9:00 am

| Item No. | Items                            | Unit  | Engineer's Estimate |            |              | Precision Pavement Markings |              | Unit Price | Total Price |
|----------|----------------------------------|-------|---------------------|------------|--------------|-----------------------------|--------------|------------|-------------|
|          |                                  |       | Quantity            | Unit Price | Total Price  | Unit Price                  | Total Price  |            |             |
|          | Paint Pvt Mkgs-Line 4"           | ft    | 2,466,926           | \$0.13     | \$320,700.38 | \$0.12                      | \$296,031.12 |            |             |
|          | Paint Pvt Mkgs-Line 6"           | ft    | 67,854              | \$0.35     | \$23,748.90  | \$0.45                      | \$30,534.30  |            |             |
|          | Paint Pvt Mkgs-Line 8"           | ft    | 50                  | \$2.50     | \$125.00     | \$0.49                      | \$24.50      |            |             |
|          | Paint Pvt Mkgs-Line 12"          | ft    | 6,890               | \$3.50     | \$24,115.00  | \$1.55                      | \$10,679.50  |            |             |
|          | Paint Pvt Mkgs-Line 24"          | ft    | 3,395               | \$4.70     | \$15,956.50  | \$2.45                      | \$8,317.75   |            |             |
|          | Paint Pvt Mkgs-Letters & Symbols | sq ft | 4,362.0             | \$4.70     | \$20,501.40  | \$2.55                      | \$11,123.10  |            |             |
|          |                                  |       |                     |            |              |                             |              |            |             |
|          |                                  |       |                     |            |              |                             |              |            |             |
|          | <b>TOTAL</b>                     |       |                     |            | \$405,147.18 |                             | \$356,710.27 |            |             |

Low Bid

**Bidders**

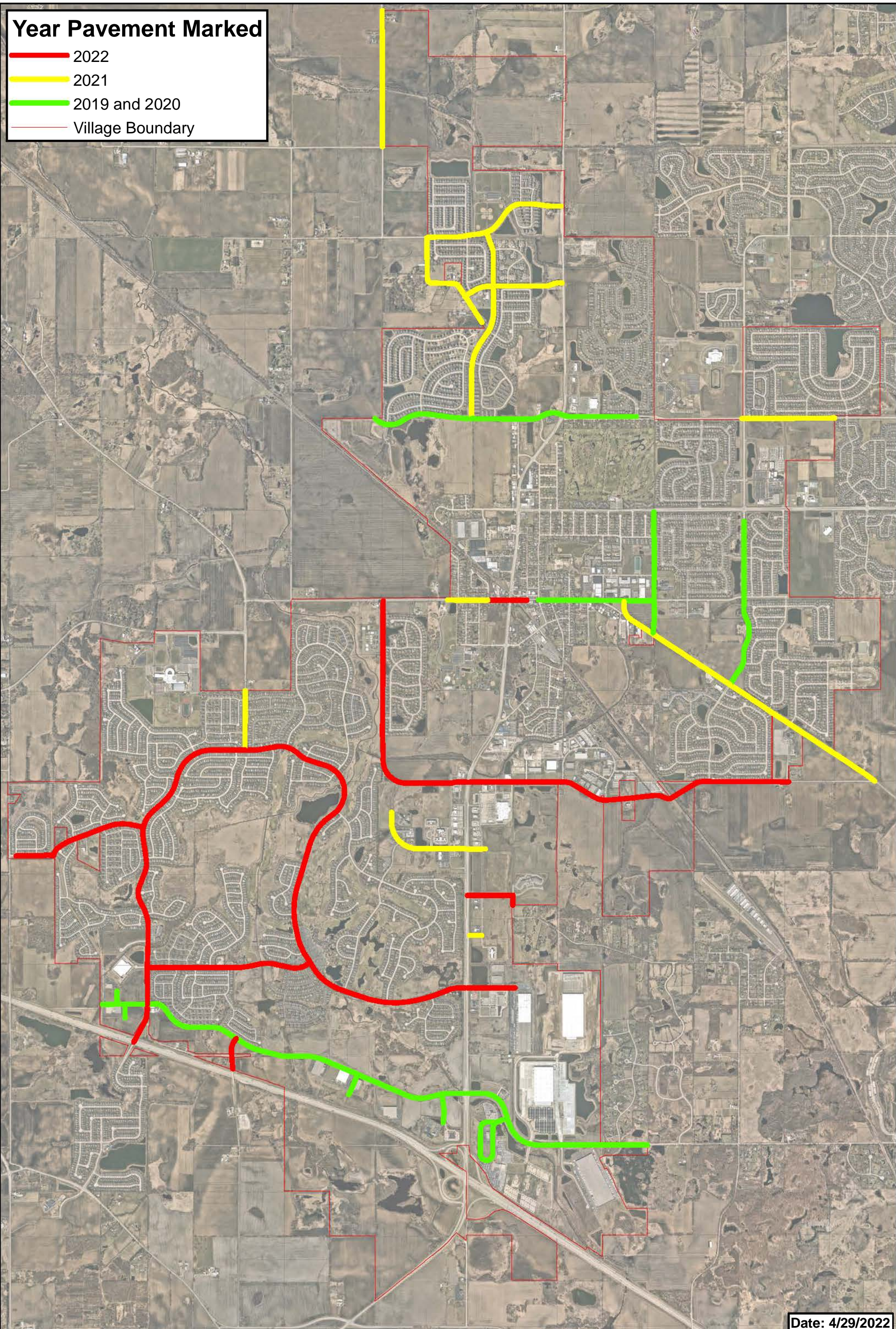
Precision Pavement Marking, Inc.      1220 Bell Court      Pingree Grove, IL 60140



# VILLAGE OF HUNTLEY PAVEMENT MARKING PROGRAM

## Year Pavement Marked

- 2022
- 2021
- 2019 and 2020
- Village Boundary



**RESOLUTION APPROVING A BID AWARD TO PRECISION PAVEMENT MARKING, INC.  
FOR THE VILLAGE OF HUNTLEY 2022 PAINT PAVEMENT MARKING PROGRAM  
IN THE AMOUNT NOT TO EXCEED \$60,000.00**

**Resolution (R)2022-05.xx**

WHEREAS, the Village of Huntley is a home rule unit of local government under the Illinois Constitution, 1970, Article VII, Section 6; and

WHEREAS, the FY22 Annual Budget includes \$60,000 for the Paint Pavement Marking Program; and

WHEREAS, on April 7, 2022, sealed bids were opened and read aloud for the Municipal Partnering Initiative Paint Pavement Marking Program; and

WHEREAS, the lowest responsible bidder for the 2022 program was Precision Pavement Marking, Inc. at \$356,710.27 using the quantities from all nine participating MPI agencies; and

WHEREAS, the Village of Huntley has determined that it is in the best interest to authorize the bid award to Precision Pavement Marking, Inc. for the Village of Huntley 2022 Paint Pavement Marking Program.

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF HUNTLEY as follows:

SECTION I: The Village of Huntley approves the bid award to Precision Pavement Marking, Inc. for the 2022 Paint Pavement Marking Program.

SECTION II: The Village President and Village Clerk are authorized to execute said Bid Award with Precision Pavement Marking, Inc. in an amount not to exceed \$60,000.00.

SECTION III: This resolution shall be in full force and effect from and after its passage and approval as provided by law.

SECTION IV: All resolutions and parts of resolutions in conflict herewith are hereby repealed.

|                   | <u>Aye</u> | <u>Nay</u> | <u>Absent</u> | <u>Abstain</u> |
|-------------------|------------|------------|---------------|----------------|
| Trustee Goldman   | _____      | _____      | _____         | _____          |
| Trustee Holzkopf  | _____      | _____      | _____         | _____          |
| Trustee Kanakaris | _____      | _____      | _____         | _____          |
| Trustee Kittel    | _____      | _____      | _____         | _____          |
| Trustee Leopold   | _____      | _____      | _____         | _____          |
| Trustee Westberg  | _____      | _____      | _____         | _____          |

PASSED and APPROVED this 12<sup>th</sup> day of May, 2022.

APPROVED:

ATTEST:

\_\_\_\_\_  
Timothy J. Hoeft, Village President

\_\_\_\_\_  
Rita McMahon, Village Clerk



**VILLAGE OF HUNTLEY  
AGENDA SUMMARY**

May 12, 2022  
Village Board Meeting

**Agenda Item:**                    **Consideration – A Resolution Approving the Bid Award to Patriot Pavement Maintenance for the 2022 Crack Sealing Program in the Amount Not to Exceed \$75,000**

**Department:**                    **Public Works and Engineering – Administration and Engineering Division**

**INTRODUCTION**

The Crack Sealing Program is an effective and beneficial maintenance item to preserve the Village’s asphalt pavement investment. Pavement cracking is an inevitable characteristic of asphalt pavement as it ages. Left untreated, water can seep through the cracks and damage the base and sub-grade, which can destroy the load-bearing capacity of the roadway. Over time, more cracks can form causing alligator cracking then progressing to potholes and creating more costly repairs in the future. The Village plans to target the following areas in order of priority and as budget allows:

- Sun City NH 11
- Heritage of Huntley
- Main Street (Ruth Road to Haligus Road)

On April 6, 2022, the City of Crystal Lake received bids from three contractors for the Municipal Partnering Initiative (MPI) Crack Sealing Program. The MPI is a municipality-based buying initiative where agencies join forces to procure a wide range of public services in an effort to tap economies of scale. The City of Crystal Lake was the lead MPI agency for this project and prepared the necessary contract bid documents. The Municipalities reserved the right to renew this contract for up to one additional year with 2023 being the second and final year.

The bid results for Year 1 (2022) Crack Sealing Program and using the estimated quantities from all participating municipalities are summarized as follows:

| <b>CONTRACTOR</b>            | <b>BID AMOUNT</b> |
|------------------------------|-------------------|
| Patriot Pavement Maintenance | \$269,225.50      |
| SKC Construction             | \$311,886.50      |
| Denler                       | \$328,605.00      |

**STAFF ANALYSIS**

The bids have been reviewed by Public Works and Engineering Department Staff. All is in order to award the bid to Patriot Pavement Maintenance in the amount not to exceed \$75,000.00 for the 2022 Crack Sealing Program.

**2022-2025 STRATEGIC PLAN ALIGNMENT**

The Strategic Plan identifies “*Forward Looking Community*” as a strategic focus and the following goal: “*Management of Infrastructure Assets for Today and Tomorrow.*” Crack sealing is a cost-effective measure to extend pavement life and preserve the pavement condition.



**VILLAGE OF HUNTLEY  
AGENDA SUMMARY**

*May 12, 2022  
Village Board Meeting*

**FINANCIAL IMPACT**

The FY22 Budget includes \$75,000.00 in the Streets Improvement and Roads & Bridges Fund, line item 420-00-00-8001 for the Crack Sealing Program.

**LEGAL ANALYSIS**

Not Required.

**ACTION REQUESTED**

A motion by the Village Board for a Resolution Approving a Bid Award to Patriot Pavement Maintenance for the 2022 Crack Sealing Program in the Amount Not to Exceed \$75,000.

**SUPPORTING DOCUMENTS**

1. MPI Bid Tabulation
2. Crack Sealing Program Exhibit
3. Draft Resolution

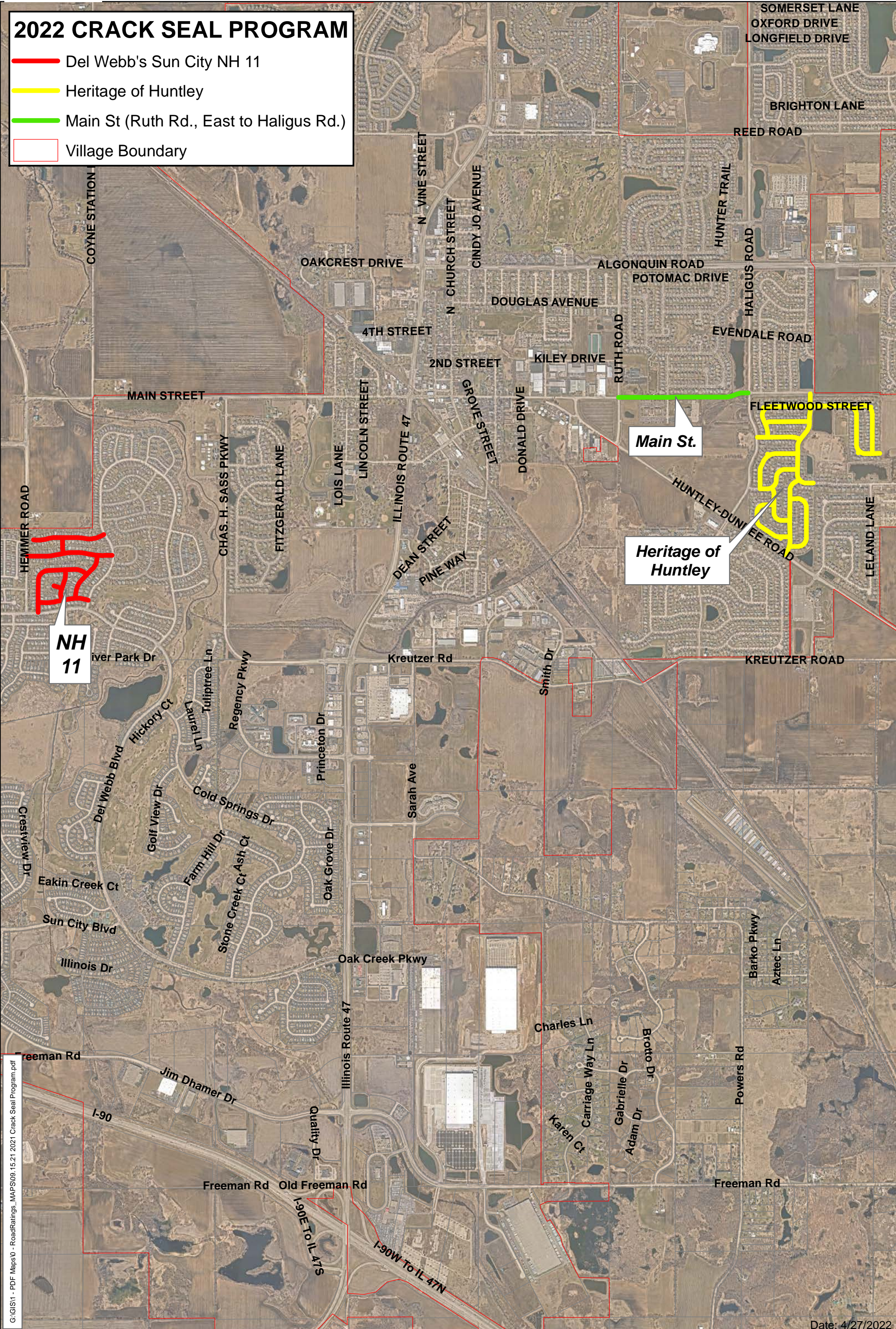
| <b>Crack Sealing</b>                                       | Bid Opening: 4/6/22, 10:00am                     |                   |                    |  |                   |                    |  |                   |                    |
|--|--|-------------------|--------------------|--|-------------------|--------------------|--|-------------------|--------------------|
|  | <b>Patriot Pavement, Des Plaines, IL</b>         |                   |                    | <b>SKC Construction, West Dundee, IL</b>         |                   |                    | <b>Denler, Joliet, IL</b>                        |                   |                    |
|  | <b>Total Est. Quantity - LF of Cracks Filled</b> | <b>Unit Price</b> | <b>Annual Cost</b> | <b>Total Est. Quantity - LF of Cracks Filled</b> | <b>Unit Price</b> | <b>Annual Cost</b> | <b>Total Est. Quantity - LF of Cracks Filled</b> | <b>Unit Price</b> | <b>Annual Cost</b> |
| <b>Crack Sealant for Asphalt Pavement Applied - Year 1</b> | 576,500  | \$0.467           | \$269,225.50       | 576,500  | \$0.541           | \$311,886.50       | 576,500  | \$0.570           | \$328,605.00       |
| <b>Crack Sealant for Asphalt Pavement Applied - Year 2</b> | 576,500  | \$0.479           | \$276,143.50       | 576,500  | \$0.570           | \$328,605.00       | 576,500  | \$0.600           | \$345,900.00       |
|  |  |                   |                    |  |                   |                    |  |                   |                    |
| <b>Bid Alternate:</b>                                      | <b>Unit Price per Hour</b>                       |                   |                    | <b>Unit Price per Hour</b>                       |                   |                    | <b>Unit Price per Hour</b>                       |                   |                    |
| <b>Sweeper with Disposal at Municipipl Facility</b>        | \$125.00   |                   |                    | \$150.00   |                   |                    | \$165.00   |                   |                    |
| <b>Sweeper with Disposal Performed by the Contractor</b>   | \$125.00   |                   |                    | \$170.00   |                   |                    | \$240.00   |                   |                    |



# VILLAGE OF HUNTLEY 2022 CRACK SEAL PROGRAM

## 2022 CRACK SEAL PROGRAM

- Del Webb's Sun City NH 11
- Heritage of Huntley
- Main St (Ruth Rd., East to Haligus Rd.)
- Village Boundary



G:\GIS\1 - PDF Maps\0 - RoadRatings\_MAPS\08\_15\_21\_2021 Crack Seal Program.pdf



**RESOLUTION APPROVING A BID AWARD  
TO PATRIOT PAVEMENT MAINTENANCE FOR THE  
2022 CRACK SEALING PROGRAM IN THE AMOUNT NOT TO EXCEED \$75,000**

**Resolution (R)2022-05.xx**

WHEREAS, the Village of Huntley is a home rule unit of local government under the Illinois Constitution, 1970, Article VII, Section 6; and

WHEREAS, the FY22 Annual Budget includes \$75,000 for the Crack Sealing Program; and

WHEREAS, on April 6, 2022, sealed bids were opened and read aloud for the MPI Crack Sealing Program; and

WHEREAS, the lowest responsible bidder was Patriot Pavement Maintenance at \$269,255.50 using the estimated quantities from all participating municipalities; and

WHEREAS, the Village of Huntley has determined that it is in the best interest to authorize the bid award to Patriot Pavement Maintenance for the Village of Huntley 2022 Crack Sealing Program in the amount not to exceed \$75,000.

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF HUNTLEY as follows:

SECTION I: The Village of Huntley hereby approves the bid award to Patriot Pavement Maintenance for the 2022 Crack Sealing Program.

SECTION II: The Village President and Village Clerk are authorized to execute said Bid Award with Patriot Pavement Maintenance in an amount not to exceed \$75,000.

SECTION III: This resolution shall be in full force and effect from and after its passage and approval as provided by law.

SECTION IV: All resolutions and parts of resolutions in conflict herewith are hereby repealed.

|                   | <u>Aye</u> | <u>Nay</u> | <u>Absent</u> | <u>Abstain</u> |
|-------------------|------------|------------|---------------|----------------|
| Trustee Goldman   | _____      | _____      | _____         | _____          |
| Trustee Holzkopf  | _____      | _____      | _____         | _____          |
| Trustee Kanakaris | _____      | _____      | _____         | _____          |
| Trustee Kittel    | _____      | _____      | _____         | _____          |
| Trustee Leopold   | _____      | _____      | _____         | _____          |
| Trustee Westberg  | _____      | _____      | _____         | _____          |

PASSED and APPROVED this 12<sup>th</sup> day of May, 2022.

APPROVED:

ATTEST:

\_\_\_\_\_  
Timothy J. Hoeft, Village President

\_\_\_\_\_  
Rita McMahon, Village Clerk



**VILLAGE OF HUNTLEY  
AGENDA SUMMARY**

May 12, 2022  
Village Board Meeting

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**Agenda Item:**                    **Consideration – A Resolution Approving Professional Services Agreements with Christopher B. Burke Engineering, LTD in an Amount Not to Exceed \$30,100 for a Drainage Investigation and Stormwater Analysis at Vine Street and at South Union Road**

**Department:**                    **Public Works and Engineering – Administration and Engineering Division**

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**INTRODUCTION**

The FY22 Budget includes funding for a Drainage Investigation and Stormwater Analysis at two separate locations, Vine Street and at South Union Road. Proposals were received from Christopher B. Burke Engineering, LTD, (CBBEL) for Engineering Services.

**STAFF ANALYSIS**

Vine Street:

For substantial rain events, the northern section of Vine Street experiences flooding and the stormwater basin downstream of Vine Street experiences extended inundation periods. The basin and the basin's outfall storm sewer system receive stormwater runoff from various storm sewers. The purpose of this study will include analysis of the tributary area to the stormwater basin and the analysis of the basin's outfall system. CBBEL will evaluate the outfall system to the point at which it discharges into the storm sewer system at the northeast corner of IL Rt. 47 and Reed Road. The existing conditions analysis will also include evaluation of drainage on Vine Street which experiences inundation during large rainfall events. The study will include alternatives to improve the efficiency of the discharge from the Vine Street stormwater basin and minimize the inundation period on adjacent parcels.

South Union Road:

Triple 72" diameter culverts carry water from a Kishwaukee River Tributary under the Village maintained section of South Union Road north of Adamson Road. This section of roadway will need to be resurfaced at some point in the future. A drainage investigation is necessary to understand the hydrology/hydraulics of the culverts and determine if they are adequately sized and suitable for a liner which is a much more cost effective option than replacement. Review of the effective Federal Emergency Management Agency (FEMA) Flood Insurance Profile has determined that South Union Road overtops for the 100-year rainfall event and greater.

CBBEL will prepare a summary memorandum for the alternatives identified, a cost estimate for the alternatives, and associated exhibits.

**2022-2025 STRATEGIC PLAN ALIGNMENT**

The Strategic Plan identifies "Forward Looking Community" as a strategic focus and the following goal: "Management of Infrastructure Assets for Today and Tomorrow." The drainage investigations will provide hydraulic and hydrology information necessary to identify solutions that potentially relieve flooding and for proper maintenance of the stormwater management assets.



**VILLAGE OF HUNTLEY  
AGENDA SUMMARY**

*May 12, 2022  
Village Board Meeting*

**FINANCIAL IMPACT**

The FY22 Budget includes \$30,100 in the Capital Projects and Improvements Fund, 400-00-00-8002 for Drainage Investigation and Stormwater Analysis.

**LEGAL ANALYSIS**

None required.

**ACTION REQUESTED**

A motion of the Village Board for a Resolution Approving Professional Services Agreements with Christopher B. Burke Engineering, LTD in an Amount Not to Exceed \$30,100 for a Drainage Investigation and Stormwater Analysis at Vine Street (\$20,100) and at South Union Road (\$10,000).

**SUPPORTING DOCUMENTS**

1. CBBEL Proposals
2. Exhibits
3. Pictures
4. Resolution



**CHRISTOPHER B. BURKE ENGINEERING, LTD.**

9575 W Higgins Road, Suite 600 Rosemont, Illinois 60018-4920 Tel (847) 823-0500 Fax (847) 823-0520

July 30, 2020

Village of Huntley  
10987 Main Street  
Huntley, IL 60142

Attention: Mr. Tim Farrell  
Director of Public Works & Engineering

Subject: Proposal for Professional Engineering Services  
Vine Street Stormwater Management Basin Analysis

Dear Mr. Farrell:

Christopher B. Burke Engineering, Ltd. (CBBEL) is pleased to submit this proposal for professional engineering services for the subject project. This proposal includes our Understanding of the Assignment, Scope of Services, and Estimate of Fee.

**UNDERSTANDING OF THE ASSIGNMENT**

CBBEL understands that Vine Street often experiences flooding and the stormwater basin downstream of Vine Street experiences extended inundation periods. The basin and the basin's outfall storm sewer system receive stormwater runoff from various storm sewers. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Panel 316 of 365 for McHenry County, Illinois and Incorporated Areas, dated November 16, 2006, this area does not contain any regulatory floodplain.

The purpose of this study will include analysis of the tributary area to the stormwater basin and the analysis of the basin's outfall system. CBBEL will evaluate the outfall system to the point at which it discharges into the storm sewer system at the northeast corner of IL Rt. 47 & Reed Road. The existing conditions analysis will also include evaluation of drainage on Vine Street which experiences inundation during large rainfall events.

The study will include alternatives to improve the efficiency of the discharge from the Vine Street stormwater basin and minimize the inundation period on adjacent parcels.

CBBEL will prepare a summary memorandum for the alternatives identified, a cost estimate for the alternatives, and associated exhibits.

Based on our experience with similar projects, provided below is our Scope of Services.

## SCOPE OF SERVICES

**Task 1 – Field Reconnaissance:** A water resources engineer will visit the project area to become familiar with the storm sewer infrastructure and surrounding land use characteristics.

**Task 2 – Topographic Survey:** Topographic survey of the critical points within the existing drainage way will be surveyed and used to develop the existing conditions XP-SWMM hydrologic and hydraulic model included as part of the analysis.

CBBEL will perform a Topographic Survey of the Westerly Parkway's of RTE 47 & Vine Street (800LF±) & Pond Inlet Area, 1acre±.

The scope of CBBEL's survey effort will include:

1. Horizontal Control: Utilizing state plane coordinates, CBBEL will set recoverable primary control utilizing state of the art GPS equipment based on NGS Control Monumentation (NAD '83, Illinois East Zone 1201).
2. Vertical Control: CBBEL will establish benchmarks and assign elevations to the horizontal control points. This will be based on GPS observed NGS Control Monumentation (NAVD'88 vertical control datum).
3. Existing Right-of-Way: CBBEL will establish the approximate existing right-of-way of the roadways within the project limits based on monumentation found in the field, plats of highways, subdivision plats and any other available information.
4. Topographic Survey: CBBEL will field locate all pavements, driveways, curb and gutters, pavement markings, signs, manholes, utility vaults, drainage structures, driveway culverts, cross road culverts, etc. within the project limits.
5. Cross Sections: CBBEL will survey cross sections along the project limits at 50' intervals, at driveways, and at all other grade controlling features. Survey will be obtained for 10 feet beyond the existing right-of-way line.
6. Utility Survey and Coordination: All existing storm and sanitary sewers will be surveyed to determine rim and invert elevations and pipe sizes. Above ground facilities of any additional underground utilities including water main, gas, electric, cable, etc. will also be located.
7. Tree Survey: CBBEL will locate all trees over 6" inches in diameter within the existing right-of-way and ultimately the proposed right-of-way for the project in order to assess potential tree impacts, if any, associated with the project. The located trees will be identified by type (deciduous or coniferous) and the size and condition determined as appropriate.

8. Base Mapping: CBBEL will compile all of the above information onto base maps at 1"=20' scale that is representative of existing conditions for use as the base sheet for the construction of any public or private improvements.

**Task 3 – Existing Conditions XP-SWMM Analysis:** An XP-SWMM analysis will be prepared to determine inefficiencies within the stormwater management basin. The analysis will include analysis of the tributary areas and configuration of the outfall. The analysis will use Illinois State Water Survey (ISWS) Bulletin 75 rainfall depths, aerial photography, topographic survey obtained in Task 2, and 2-ft. McHenry County aerial topography. The results will establish a baseline condition for potential alternatives to be evaluated against.

**Task 4 – Alternative Analysis with XP-SWMM Hydraulic Model:** The existing conditions XP-SWMM model will be revised to provide 3 alternatives to improve the efficiency of the basin and identify potential improvements.

**Task 5 – Cost Estimate:**

CBBEL will develop an Engineer’s Opinion of Probable Cost for the alternatives developed in Task 4.

**Task 6 – Summary Memorandum:**

CBBEL will prepare a memorandum summarizing the results of the study. The results will include a narrative, associated calculations and exhibits showing the alternatives evaluated and the Engineers Opinion of Probable Cost.

**Task 7 – Project Meeting:** A meeting will be held with the Village of Huntley to review the findings.

**FEE ESTIMATE**

| <b><u>TASK</u></b> | <b><u>DESCRIPTION</u></b>                         | <b><u>FEE</u></b> |
|--------------------|---|-------------------|
| 1                  | Field Reconnaissance                              | \$ 800            |
| 2                  | Topographic Survey                                | \$ 7,500          |
| 3                  | Existing Conditions XP SWMM Analysis              | \$ 3,500          |
| 4                  | Alternative Analysis with XP-SWMM Hydraulic Model | \$ 2,000          |
| 5                  | Cost Estimate                                     | \$ 2,000          |
| 6                  | Summary Memorandum                                | \$ 3,000          |
| 7                  | Project Meeting                                   | \$ 800            |
|                    | Direct Cost                                       | \$ 500            |
|                    | <b><i>TOTAL</i></b>                               | <b>\$20,100</b>   |

The above estimated fees will be billed to the Village on a time and materials basis, not to exceed the above total. CBBEL will utilize the rates in our Master Agreement for billing purposes.

If this proposal meets with your approval, please sign and return one copy of this proposal as an indication of acceptance and notice to proceed. Please feel free to contact us anytime.

Sincerely,



Thomas T. Burke, Jr., PhD, PE  
Executive Vice President  
Head, Water Resources Department

THIS PROPOSAL ACCEPTED FOR THE VILLAGE OF HUNTLEY.

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

DATE: \_\_\_\_\_

N:\PROPOSALS\ADMIN\2020\Huntley VineStBasin\_07102020.docx



**CHRISTOPHER B. BURKE ENGINEERING, LTD.**

9575 West Higgins Road Suite 600 Rosemont, Illinois 60018 TEL (847) 823-0500 FAX (847) 823-0520

March 23, 2022

Village of Huntley  
10987 Main Street  
Huntley, IL 60142

Attention: Mr. Tim Farrell

Subject: Proposal for Professional Engineering Services  
Union Road Drainage Investigation

Dear Mr. Farrell:

Christopher B. Burke Engineering, Ltd. (CBBEL) is pleased to submit this proposal for professional engineering services for the subject project. This proposal includes our Understanding of the Assignment, Scope of Services, and Estimate of Fee.

**UNDERSTANDING OF THE ASSIGNMENT**

It is our understanding the Village of Huntley may replace the existing triple 72" diameter Union Road culvert crossing that conveys the Kishwaukee River from east to west under the roadway prior to or in conjunction with future Union Road pavement rehabilitation work. The Village has a desire to plan for and take a proactive approach to corrugated metal culvert replacements which cross Village roadways following recent experiences of culvert failures crossing rural roadways within Village limits. Review of the effective Federal Emergency Management Agency (FEMA) Flood Insurance Profile (FIS) by CBBEL has determined that Union Road overtops for the 100-year rainfall event and greater.

In advance of potential future roadway repairs to Union Road, the Village wishes to have the existing culverts evaluated to determine various culvert size options that would improve the level of protection for Union Road while replacing the existing culverts with material which provides a longer expected lifespan.

**SCOPE OF SERVICES**

**Task 1 – Field Reconnaissance:** A Water Resources engineer will complete a site visit to evaluate the current culvert conditions and perform any measurements needed to perform the existing and proposed condition analysis.



**Task 2 – Existing Conditions Culvert Evaluation:** CBBEL will obtain the regulatory hydraulic model from the FEMA and convert it to a HEC-RAS hydraulic model. Information from the field reconnaissance will be used as input into the hydraulic model, which will be used to evaluate the current capacity and level of protection provided by the existing Union Street culvert crossing. FEMA regulatory flowrates with an additional factor of safety will be used as part of the analysis to reflect the recent increase in rainfall depths.

**Task 3 – Proposed Conditions Culvert Evaluation:** CBBEL will perform a hydraulic model analysis for various proposed culvert configurations. These culvert configurations will investigate different culvert sizes and corresponding levels of protection for Union Street based on Village input. The culvert configuration selected will be designed to meet both Illinois Department of Natural Resources – Office of Water Resources (IDNR-OWR) and local regulations.

**Task 4 – Summary Memorandum:** Using the information obtained as part of the hydraulic analysis, CBBEL will prepare a memorandum summarizing the results of the existing and proposed conditions analysis. The summary memorandum will include relevant calculations, exhibits and survey information used as part of the analysis. Also included will be a brief description of the future permitting process.

**Task 5 – Coordination Meeting:** Prior to finalizing the memorandum, CBBEL staff will meet with Village staff to discuss the results of the analysis and the permitting process moving forward.

**ESTIMATE OF FEE**

| Task         | Task Description                       | Estimated Fee      |
|--------------|--|--------------------|
| 1            | Field Reconnaissance                   | \$500.00           |
| 2            | Existing Conditions Culvert Evaluation | \$3,000.00         |
| 3            | Proposed Conditions Culvert Evaluation | \$4,000.00         |
| 4            | Summary Memorandum                     | \$2,000.00         |
| 5            | Coordination Meeting                   | \$500.00           |
| <b>Total</b> |  | <b>\$10,000.00</b> |

CBBEL estimates \$10,000 for the tasks described above. The estimated fee will be billed to the Village on a time and materials basis, not to exceed the aforementioned total. All work performed under this proposal will be in accordance with our Master Agreement for Village Engineering Services.

If this proposal meets with your approval, please sign and return one copy of this proposal as an indication of acceptance and notice to proceed. Please feel free to contact us anytime.

Sincerely,



Michael E. Kerr, PE  
President

THIS PROPOSAL ACCEPTED FOR THE VILLAGE OF HUNTLEY:

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

DATE: \_\_\_\_\_

N:\PROPOSALS\ADMIN\2022\Huntley Union Rd.032222.docx



### Vine Street - Drainage Analysis

DISCLAIMER: The Village of Huntley Does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.

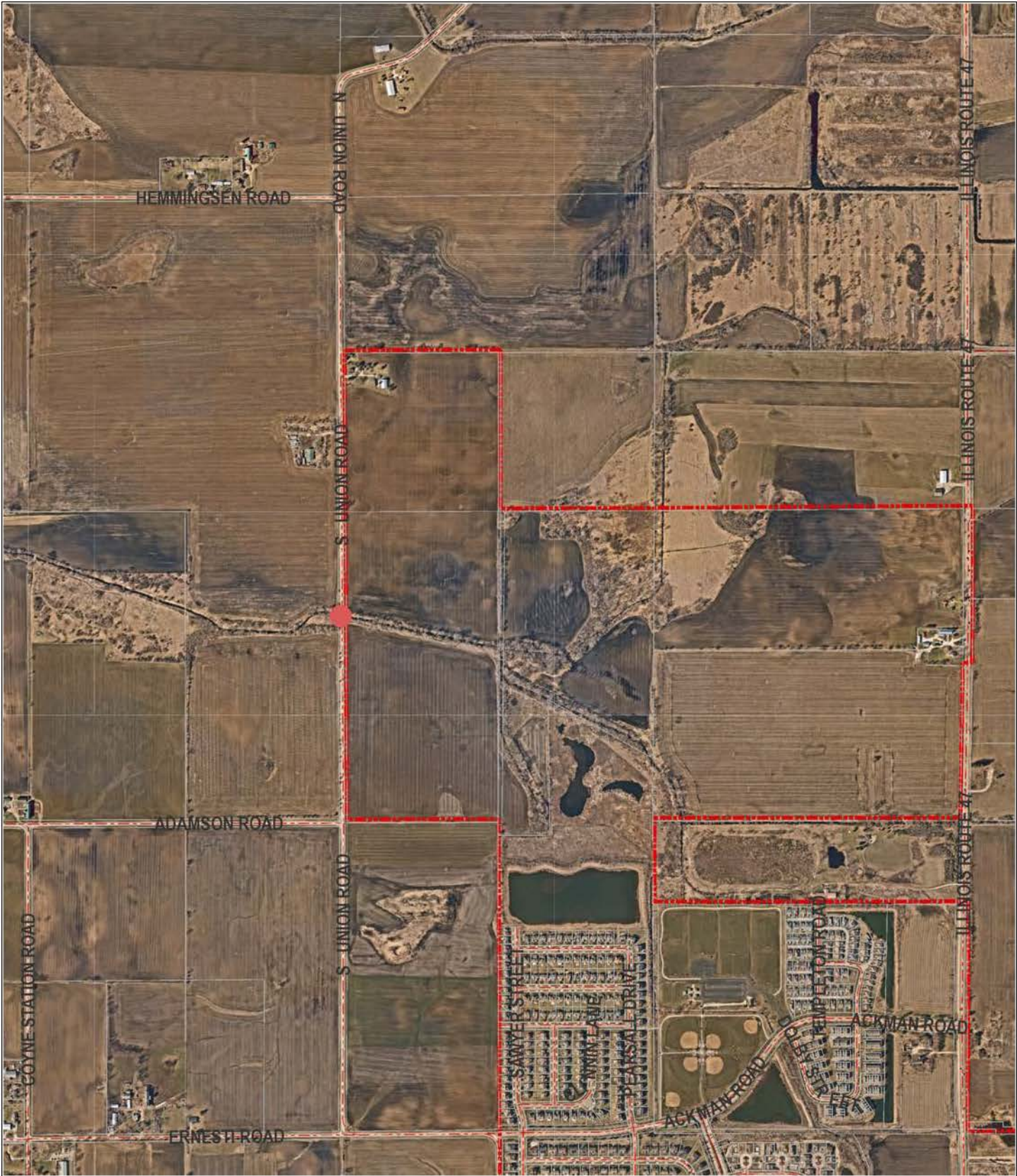


SCALE: 1" = 300'

VILLAGE OF HUNTLEY

10987 Main Street  
 Huntley, IL 60142  
 (847)669-9600

Print Date: 4/26/2022



### South Union Road - Drainage Analysis

DISCLAIMER: The Village of Huntley Does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.



VILLAGE OF HUNTLEY  
 10987 Main Street  
 Huntley, IL 60142  
 (847)669-9600

SCALE: 1" = 1,200'

Print Date: 4/26/2022

# VINE STREET FLOODING – 7/24/2017



## SOUTH UNION ROAD CULVERTS



**RESOLUTION APPROVING PROFESSIONAL SERVICES AGREEMENTS FOR A DRAINAGE INVESTIGATION AND STORMWATER ANALYSIS AT VINE STREET AND AT SOUTH UNION ROAD**

**Resolution (R)2022-05.XX**

**Christopher B. Burke Engineering, LTD**

WHEREAS, the Village of Huntley is a home rule unit of local government under the Illinois Constitution, 1970, Article VII, Section 6; and

WHEREAS, the Village has received proposals for a Drainage Investigation and Stormwater Analysis at Vine Street and at South Union Road; and

WHEREAS, the approved FY22 Budget includes funding for the Drainage Investigation and Stormwater Analysis; and

WHEREAS, the Village of Huntley has reviewed the proposals submitted and determined that it is in the best interest to approve Professional Services Agreements with Christopher B. Burke Engineering, LTD in the amount of \$30,100 for a Drainage Investigation and Stormwater Analysis at Vine Street (\$20,100) and at South Union Road (\$10,000).

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF HUNTLEY as follows:

**SECTION I:** The Village of Huntley approves the Professional Services Agreements with Christopher B. Burke Engineering, LTD in the amount of \$30,100 for the Drainage Investigation and Stormwater Analysis at Vine Street and at South Union Road.

**SECTION II:** This Resolution shall be in full force and effect from and after its passage and approval as provided by law.

**SECTION III:** All Resolutions and parts of resolutions in conflict herewith are hereby repealed.

|                   | <u>Aye</u> | <u>Nay</u> | <u>Absent</u> | <u>Abstain</u> |
|-------------------|------------|------------|---------------|----------------|
| Trustee Goldman   | _____      | _____      | _____         | _____          |
| Trustee Holzkopf  | _____      | _____      | _____         | _____          |
| Trustee Kanakaris | _____      | _____      | _____         | _____          |
| Trustee Kittel    | _____      | _____      | _____         | _____          |
| Trustee Leopold   | _____      | _____      | _____         | _____          |
| Trustee Westberg  | _____      | _____      | _____         | _____          |

PASSED and APPROVED this 12<sup>th</sup> day of May 2022.

APPROVED:

ATTEST :

\_\_\_\_\_  
Timothy J. Hoeft, Village President

\_\_\_\_\_  
Rita McMahon, Village Clerk



**VILLAGE OF HUNTLEY  
AGENDA SUMMARY**

May 12, 2022  
Village Board Meeting

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**Agenda Item:**                    **Consideration – An Ordinance Proposing the Establishment of a Special Service Area for the Huntley Commercial Center Subdivision**

**Department:**                **Development Services – Planning and Zoning Division**

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**INTRODUCTION**

Pursuant to the approvals for the Huntley Commercial Center the Village is authorized to establish a “back-up” maintenance special service area (SSA) upon the Huntley Commercial Center land. The SSA taxes will only be levied in the event that: (i) the property owners association (POA) fails to perform the Special Services adequately or requests that the Village provide Special Services; (ii) the Village notifies the POA of its intent to undertake the Special Services and/or agrees to undertake Special Services at the POA’s request; (iii) the Village incurs costs in connection with provision of the Special Services; and (iv) the POA fails to timely reimburse the Village for costs incurred by the Village in connection with the provision of Special Services.

**FINANCIAL IMPACT**

The proposed amount of the tax levy for the proposed SSA during its first year is zero dollars (\$0.00), as the Special Services are the primary obligation of a property owners association to be established in connection with the development of the Huntley Commercial Center Subdivision.

**LEGAL ANALYSIS**

A public hearing to consider the creation of the proposed SSA must be held by the Village Board not sooner than 60 days following approval of the ordinance proposing establishment of the SSA. The public hearing date is required to be set by the ordinance and is scheduled for July 28, 2022.

The Village Attorney has reviewed the request and prepared the Ordinance for consideration.

**ACTION REQUESTED**

A motion of the Village Board to approve an Ordinance Proposing the Establishment of a Special Services Area for the Huntley Commercial Center Subdivision.

**SUPPORTING DOCUMENTS**

1. SSA Application
2. Draft Ordinance



**APPLICATION TO THE VILLAGE OF HUNTLEY  
FOR ESTABLISHMENT OF A SPECIAL SERVICE AREA**

TO: HON. TIMOTHY J. HOEFT, VILLAGE PRESIDENT OF THE  
VILLAGE OF HUNTLEY, ILLINOIS

THIS APPLICATION is filed pursuant to Section 20 of the Illinois Special Service Area Tax Law (35 ILCS 200/27-20).

**HUNTLEY INVESTMENT PARTNERS, LLC**, an Illinois limited liability company, (“Applicant”), being first sworn on oath, states the following:

1. Applicant is the record owner and prospective developer of certain real property situated in the Village of Huntley (“Village”), which property is legally described on Exhibit A attached hereto (“Subject Property”).
2. The Subject Property is a contiguous area within the corporate limits of the Village.
3. Applicant intends to develop the Subject Property with two speculative warehouse/ distribution buildings on two buildable lots and, in connection therewith, to construct various infrastructure and common improvements to serve and benefit the Subject Property including without limitation stormwater conveyance and detention facilities, water and sanitary sewer conveyance structures and other utility facilities, a private roadway and related improvements, traffic signals, wetlands and natural areas, common open space, common-area landscaping, signage, and other common improvements and amenities (collectively, the “Common Improvements”), all as further described in Village of Huntley Ordinance No. (O)2021-06.26 and Ordinance No. (O)2022-01.03 being Ordinances Approving Final Development Plans and a Final Plat of Subdivision for a ±60-Acre Warehouse/ Distribution Development Known as Huntley Commercial Center (collectively, the “Ordinances”). Proper maintenance and repair of the Common Improvements will be the primary obligation of an owners’ association (the “Association”) to be established in connection with the development of the Subject Property consistent with the Ordinances.
4. Additionally, pursuant to the Ordinances, Applicant has agreed to establish a special service area to fund proper maintenance and repair of the Common Improvements, or any of them, including payment of any and all costs for:
  - i) Maintenance, restoration, landscaping, repair, replanting and reseeding of open space, common areas, landscaped areas, and natural areas, all in accordance with best management practices;
  - ii) Maintenance, restoration, and repair of compensatory storage areas, detention areas, drainage ways and facilities, storm water drainage ways and areas, retaining walls, floodplains, and bioswales, on the Property including but not limited to maintenance of landscaping, including grass and shrub trimming, tree plantings,

fertilizing and dead material replacement, and removal of debris, obstructions or other impediments;

- iii) Maintenance, restoration, repair, and reconstruction of the private access roadway;
- iv) Maintenance, repair, and replacement of traffic signals; and
- v) Professionals', contractors' and consultant's fees and costs associated with the provision of the special services described above;

(collectively, the "Special Services").

5. Consistent with the Ordinances, the Special Services shall be the primary obligation of the Association but will be funded by the levy of special service area taxes in the event that: (i) the Association fails to perform the Special Services adequately; (ii) the Village notifies the Association of its intent to undertake the Special Services; (iii) the Village incurs costs in connection with the provision of the Special Services; and (iv) the Association fails to timely reimburse the Village for costs incurred by the Village in connection with the provision of the Special Services. In such circumstances, special service area taxes will be levied on an *ad valorem* basis on all properties located within the SSA in an amount and at a rate sufficient to produce revenues necessary to finance and provide the Special Services and pay associated costs, but not to exceed 1.0% of the whole equalized assessed valuation of the SSA Territory.

6. Applicant now desires and requests that the Village establish a special service area for the Subject Property in order to provide the Special Services (the "SSA").

7. The boundaries of the proposed SSA are coterminous with the Subject Property and are depicted on Exhibit B attached hereto.

8. Applicant estimates that the amount of funding required from the proposed SSA during its first year will be zero dollars (\$0.00), as the Special Services will be the primary obligation of the Association.

9. Applicant requests and supports the establishment of the SSA over the Subject Property to provide the Special Services as described in this Application.

WHEREFORE, Applicant respectfully requests that:

- A. The Village give any and all notices, hold all required public hearings, and take all other steps required by law, including those set forth in Sections 27-25, 27-30 and 27-35 of the Special Service Area Tax Law, as may be necessary to effectuate the establishment of the SSA for the Subject Property as herein set forth; and

- B. The Village thereafter adopt an ordinance establishing the SSA for the Subject Property as herein set forth, pursuant to applicable provisions of the Special Service Area Tax Law.

IN WITNESS WHEREOF, Applicant has executed this Application for Establishment of a Special Service Area and submitted it to the Village this \_\_\_\_ day of \_\_\_\_\_, 2022.

**HUNTLEY INVESTMENT PARTNERS, LLC**, an Illinois limited liability company

By: Michael W. Reschke

Its: Manager

**EXHIBIT A**

**Legal Description of Subject Property**

**EXHIBIT B**

**Depiction of Proposed SSA Boundaries**

**AN ORDINANCE PROPOSING THE ESTABLISHMENT OF  
SPECIAL SERVICE AREA NUMBER EIGHTEEN  
IN THE VILLAGE OF HUNTLEY FOR MAINTENANCE SERVICES  
(Huntley Commercial Center Subdivision)**

**Ordinance (O)2022-05.\*\***

BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF HUNTLEY, KANE AND McHENRY COUNTIES, ILLINOIS, AS FOLLOWS:

**Section 1.**      Authority.

(a)      The Village of Huntley, Kane and McHenry Counties, Illinois (the "*Village*") is authorized pursuant to Article VII, Section 7(6) of the Constitution of the State of Illinois, and pursuant to the provisions of the Illinois Special Service Area Tax Law, 35 ILCS 200/27-5 *et seq.* (the "*Act*"), to provide special services to designated areas within the Village's boundaries and to provide for levying taxes and issuing bonds to fund the provision of such special services.

(b)      Pursuant to:

Section V.D of Village of Huntley Ordinance (O)2021-06.26, being "An Ordinance Approving Final Development Plans and a Final Plat of Subdivision for a ±60-Acre Warehouse/ Distribution Development Known as Huntley Commercial Center";

Section IV.D of Ordinance (O)2022-01.03 being "An Ordinance Amending Ordinance (O)2021-06.26 Approving Final Development Plans and a Final Plat of Subdivision for a ±60-Acre Warehouse/ Distribution Development Known as Huntley Commercial Center"; and

An "Application to the Village of Huntley for Establishment of a Special Service Area" filed with the Village by Huntley Investment Partners, L.L.C. (the "*Application*");

all relating to the development of the proposed Huntley Commercial Center (the "*Development*"), the Village is further authorized to establish a special service area over the contiguous territory legally described in Exhibit A to this Ordinance (the "*SSA Territory*") for the purpose for providing special services relating to the proper maintenance and repair of common improvements within the Development as further described herein (the "*Proposed SSA*").

**Section 2.**      Findings. The President and Board of Trustees of the Village of Huntley (the "*Village Board*") find and determine as follows:

(a)      The record owner of the entire SSA Territory ("*Applicant*") has filed the Application with the Village requesting that the Village establish the Proposed SSA.

(b)      The Application states that the Applicant intends to develop the SSA Territory with two speculative warehouse/ distribution buildings on two buildable lots and, in connection therewith, to construct various infrastructure and common improvements consistent with the above-referenced Village of Huntley Ordinance Nos. (O)2021-06.26 and (O)2022-01.03 (the "*Ordinances*").

(c) The owners of the SSA Territory have requested establishment of the Proposed SSA for the purpose of providing for proper maintenance and repair of all common improvements in the SSA Territory, including without limitation stormwater conveyance and detention facilities, water and sanitary sewer conveyance structures and other utility facilities, a private roadway and related improvements, traffic signals, wetlands and natural areas, common open space, common-area landscaping, signage, and other common improvements and amenities (the “Special Services”), all as more fully described in the Application and the Ordinances. The Proposed SSA is for maintenance purposes.

(c) It is in the public interest that the Village Board consider the creation of the Proposed SSA pursuant to the Application.

(d) The SSA Territory is compact and contiguous and is generally located on the south side of Freeman Road at Factory Shops Boulevard and north of the I-90 Expressway, as legally described on Exhibit A hereto and generally depicted on Exhibit B hereto, within the corporate limits of the Village of Huntley.

(e) The SSA Territory will benefit specially from the Special Services to be provided pursuant to the Proposed SSA. These Special Services are in addition to municipal services provided to the Village as a whole.

(f) The proposed amount of the tax levy for the Proposed SSA (the “SSA Taxes”) during its first year is zero dollars (\$0.00), as the Special Services are the primary obligation of a property owners’ association to be established in connection with the development of the SSA Territory (the “Association”). SSA taxes will only be levied in the event that: (i) the Association fails to perform the Special Services adequately; (ii) the Village notifies the Association of its intent to undertake the Special Services; (iii) the Village incurs costs in connection with provision of the Special Services; and (iv) the Association fails to timely reimburse the Village for costs incurred by the Village in connection with the provision of Special Services.

(g) In the event that SSA Taxes are levied pursuant to the Proposed SSA, the SSA Taxes will be levied on an *ad valorem* basis upon all property located within the SSA Territory in an amount and at a rate sufficient to produce revenues necessary to finance and provide the Special Services and pay associated costs, but not to exceed 1.0% of the whole equalized assessed valuation of the SSA Territory.

(h) No bonds will be issued in connection with the Proposed SSA.

(i) If established, the Proposed SSA and the authority to levy the SSA Taxes will continue without expiration.

**Section 3.** Proposal. The Village Board hereby proposes the establishment of Village of Huntley Special Service Area Number Eighteen over the SSA Territory as legally described in Exhibit A and depicted in Exhibit B.

**Section 4.** Public Hearing. A public hearing shall be held by the Village Board on July 28, 2022 at 7:00 p.m., or soon thereafter, in the Board Room of the Huntley Municipal Complex, 10987 Main Street, Huntley, Illinois 60142 (the “Hearing”), to consider the creation of the Proposed SSA for the SSA Territory. At the Hearing, the Village Board will also consider the Special Services, the SSA Taxes (including the proposed maximum 1.0% rate), the proposed perpetual duration of the Proposed SSA and SSA taxes, and any other matters relevant to the Proposed SSA.

**Section 5.** Notice of Public Hearing. Notice of the Hearing shall be published at least once not less than fifteen (15) days prior to the Hearing date specified in Section 4 above in a newspaper of general circulation in the Village. In addition, notice shall be given by depositing the Hearing notice in the United States mail addressed to the person or persons in whose name the general taxes for the last preceding year were paid on each lot, block, tract or parcel of land lying within the Proposed SSA. This notice shall be mailed not less than ten (10) days prior to the time set for the public hearing. In the event that general taxes for the last preceding year were not paid, the notice shall be sent to the person last listed on the tax rolls prior to that year as the owner of the property. The notices shall also state that all interested persons will be given an opportunity to be heard at the Hearing, as well as an opportunity to object to the Proposed SSA and the SSA taxes in accordance with 35 ILCS 200/27-55. The Village Manager is directed to cause such notices to be made.

**Section 6.** Effective Date. This Ordinance shall be in full force and effect from and after its passage and approval in the manner provided by law. This Ordinance shall be published in pamphlet form.

|                   | <u>Aye</u> | <u>Nay</u> | <u>Absent</u> | <u>Abstain</u> |
|-------------------|------------|------------|---------------|----------------|
| Trustee Goldman   | _____      | _____      | _____         | _____          |
| Trustee Holzkopf  | _____      | _____      | _____         | _____          |
| Trustee Kanakaris | _____      | _____      | _____         | _____          |
| Trustee Kittel    | _____      | _____      | _____         | _____          |
| Trustee Leopold   | _____      | _____      | _____         | _____          |
| Trustee Westberg  | _____      | _____      | _____         | _____          |

PASSED and APPROVED this 12th day of May, 2022.

APPROVED:

ATTEST :

\_\_\_\_\_  
Timothy J. Hoeft, Village President

\_\_\_\_\_  
Rita McMahon, Village Clerk



EXHIBIT A

Legal Description of SSA Territory

A TRACT OF LAND BEING PART OF LOT 3 AND ALL OF LOT 4 OF THE FIRST RESUBDIVISION OF UNIT NO 1 HUNTLEY, ALL IN SECTIONS 9 AND 16, TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE 3<sup>RD</sup> PRINCIPAL MERIDIAN, VILLAGE OF HUNTLEY, KANE COUNTY, ILLINOIS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

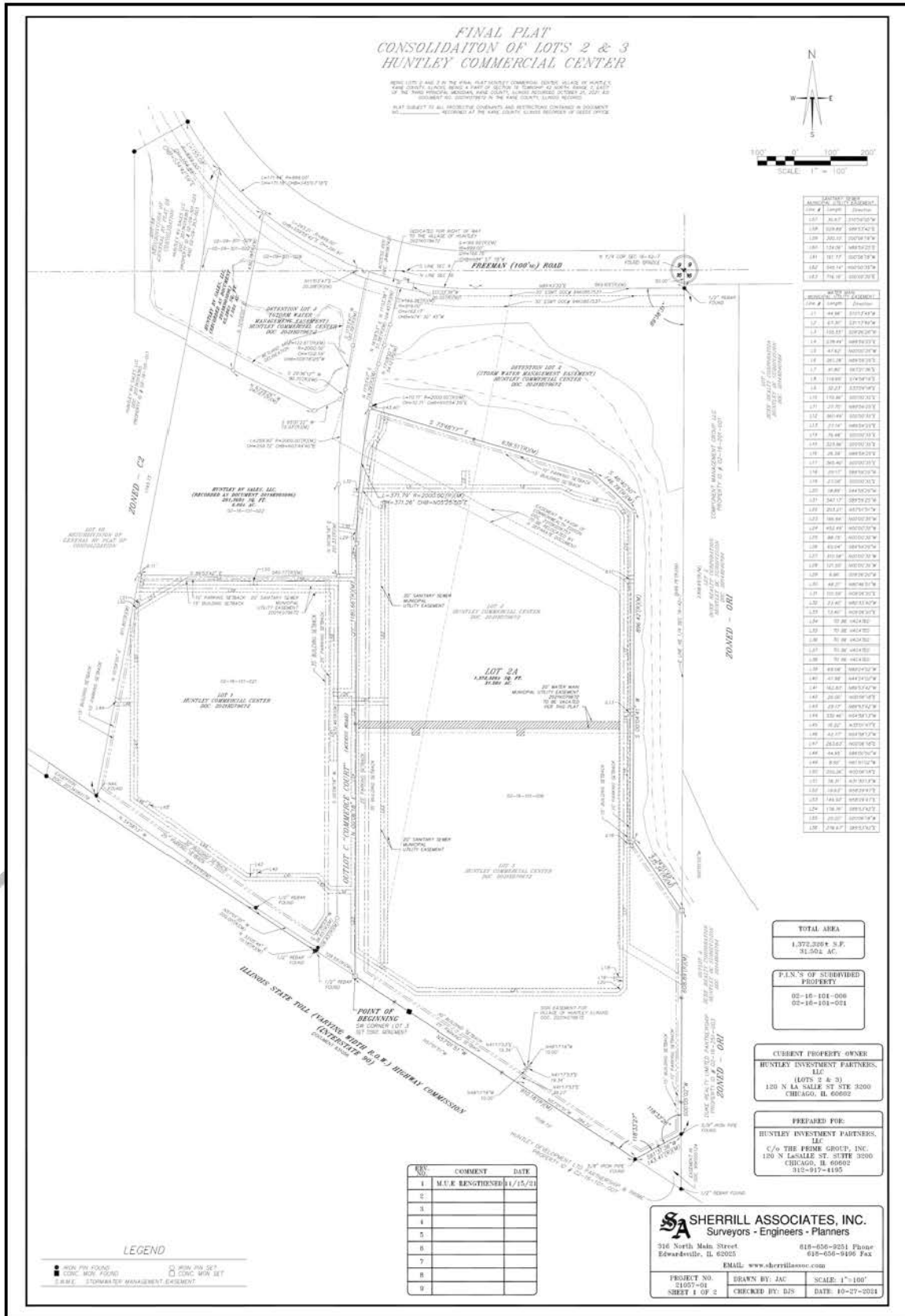
BEGINNING AT THE NORTHEAST CORNER OF LOT 4; THENCE SOUTH 00 DEGREES 05 MINUTES 02 SECONDS WEST ON THE EAST LINE OF SAID LOT 4, A DISTANCE OF 2308.65 FEET; THENCE SOUTH 61 DEGREES 31 MINUTES 36 SECONDS WEST, A DISTANCE OF 143.41 FEET TO THE NORTH RIGHT OF WAY LINE OF ILLINOIS STATE TOLL HIGHWAY COMMISSION INTERSTATE 90; THENCE ALONG SAID NORTH RIGHT OF WAY LINE, NORTH 57 DEGREES 01 MINUTES 51 SECONDS WEST, A DISTANCE OF 1038.73 FEET; THENCE NORTH 33 DEGREES 05 MINUTES 48 SECONDS EAST, A DISTANCE OF 10.18 FEET; THENCE NORTH 57 DEGREES 01 MINUTES 35 SECONDS WEST, A DISTANCE OF 200.00 FEET; THENCE NORTH 54 DEGREES 58 MINUTES 13 SECONDS WEST, A DISTANCE OF 531.53 FEET; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE NORTH 10 DEGREES 59 MINUTES 05 SECONDS EAST, A DISTANCE OF 611.80 FEET TO THE SOUTHWEST CORNER OF THAT PROPERTY DESCRIBED IN DEED TO HUNTLEY RV SALES, LLC, (RECORDED AS DOCUMENT 2019K003096), THENCE ALONG THE SOUTH LINE OF SAID HUNTLEY RV SALES, LLC PROPERTY SOUTH 89 DEGREES 53 MINUTES 42 SECONDS EAST, A DISTANCE OF 540.77 FEET TO THE SOUTHEAST CORNER OF SAID HUNTLEY RV SALES, LLC PROPERTY; THENCE ALONG THE EASTERLY LINE OF SAID HUNTLEY RV SALES, LLC PROPERTY, NORTH 00 DEGREES 06 MINUTES 18 SECONDS EAST, A DISTANCE OF 251.33 FEET; THENCE 259.90 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 2000.00 FEET, A CHORD BEARING NORTH 03 DEGREES 49 MINUTES 40 SECONDS EAST, A CHORD DISTANCE OF 259.72 FEET TO THE MOST NORTHEASTERLY CORNER OF SAID HUNTLEY RV SALES, LLC PROPERTY; THENCE ALONG THE NORTHERLY LINE OF SAID HUNTLEY RV SALES PROPERTY SOUTH 29 DEGREES 36 MINUTES 12 SECONDS WEST, A DISTANCE OF 30.70 FEET; THENCE SOUTH 65 DEGREES 01 MINUTES 22 SECONDS WEST, DISTANCE OF 75.03 FEET; THENCE NORTH 63 DEGREES 29 MINUTES 26 SECONDS WEST, A DISTANCE OF 247.67 FEET; THENCE NORTH 10 DEGREES 59 MINUTES 05 SECONDS EAST, A DISTANCE OF 436.76 FEET TO THE SOUTH RIGHT OF WAY LINE OF FREEMAN ROAD; THENCE 622.78 FEET ALONG SAID SOUTH RIGHT OF WAY LINE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 899.00 FEET, A CHORD BEARING SOUTH 70 DEGREES 25 MINUTES 50 SECONDS EAST, A CHORD DISTANCE OF 610.40 FEET; THENCE NORTH 89 DEGREES 43 MINUTES 32 SECONDS EAST, A DISTANCE OF 569.69 FEET TO THE POINT OF BEGINNING, CONTAINING 2,640,940 SQUARE FEET OR 60.63 ACRES, MORE OR LESS.

PINS: 02-16-101-026  
02-16-101-027  
02-16-101-028  
02-16-101-029  
02-16-101-030  
02-16-101-031

c/k/a 11800 Factory Shops Boulevard, being approximately 60 acres of land generally located on the south side of Freeman Road at Factory Shops Boulevard and north of the I-90 Expressway in Huntley, Illinois

# EXHIBIT B

## Depiction of SSA Territory





**VILLAGE OF HUNTLEY  
AGENDA SUMMARY**

May 12, 2022  
Village Board Meeting

---

**Agenda Item: Consideration – Annexation Agreement Amendment Relating to Huntley Crossings Phase 1, Including:**

- i. **Public Hearing – Annexation Agreement Amendment Relating to Huntley Crossings Phase 1**
- ii. **Consideration – A Resolution Approving and Authorizing the Execution of a First Amendment to the Rubloff Phase I Development Annexation Agreement Relating to Huntley Crossings Phase 1**

**Petitioner:** Huntley Crossings Development, LLC

**Department:** Development Services – Planning and Zoning Division

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**INTRODUCTION**

Huntley Crossings Development, LLC has submitted a request to amend the Rubloff Phase I Development Annexation Agreement relating to the commercial development commonly known as Huntley Crossings Phase I (south of Powers Road). The Village entered into the original Annexation Agreement with Rubloff Huntley LLC on February 20, 2007. The proposed amendments relate to monument signage and the ability to develop additional drive-through restaurants on the outlots. The amendments also clarify lot number designations, which have changed since the original agreement.

**Monument Signage**

The original agreement allowed two 30-foot tall shopping center monument signs, one each at the corner of Powers Road/Route 47 (near Culver's and identified as Sign A) and at the northeast corner of Huntley Crossings Drive/Route 47 (near Harris Bank and identified as Sign B). The proposed amendment would allow alternative locations for the sign originally as proposed at the northeast corner of Route 47/Huntley Crossings Drive (Sign B). The alternate locations are proposed at the southeast corner of Route 47/Huntley Crossings Drive and approximately 300 feet south of the Route 47/Huntley Crossings intersection (see Exhibit C of the proposed amendment for specific locations). Sign A would be for the benefit of the Lot 9 owner and Sign B would be for the benefit of Lot 2 (Hampton Inn).

The proposed amendment would also allow the Route 47 outlots to have a monument sign up to 15 feet in height for any sign located outside of the 100-foot stormwater management easement. The original annexation agreement restricted the height of the outlot monument signs to six feet.

**Drive-Through Restaurants**

The original annexation agreement allowed a maximum of two drive-through restaurants on the Route 47 outlots. The proposed amendment would allow a maximum of four drive-through restaurants on the outlots.

**FINANCIAL IMPACT**

None.



## **VILLAGE OF HUNTLEY AGENDA SUMMARY**

*May 12, 2022  
Village Board Meeting*

### **LEGAL ANALYSIS**

The Village Attorney has reviewed the annexation agreement amendment and all is in order for Village Board action.

### **ACTION REQUESTED**

A motion of the Village Board is requested by the petitioner for a Resolution Approving and Authorizing the Execution of a First Amendment to the Annexation Agreement Relating to Huntley Crossings Phase I.

### **SUPPORTING DOCUMENTS**

1. Legal Notice
2. Proposed Annexation Agreement Amendment
3. Draft Resolution

**PUBLIC HEARING NOTICE  
VILLAGE OF HUNTLEY, ILLINOIS**

**NOTICE OF A PUBLIC HEARING BEFORE THE HUNTLEY VILLAGE BOARD FOR  
CONSIDERATION OF AN ANNEXATION AGREEMENT AMENDMENT RELATING  
TO HUNTLEY CROSSINGS PHASE I, REQUESTED BY HUNTLEY CROSSINGS  
DEVELOPMENT, LLC**

Public notice is hereby given that the President and Board of Trustees of the Village of Huntley, Illinois (“*Village Board*”) will hold a public hearing on Thursday, May 12, 2022 at 7:00 p.m. or as soon thereafter as the matter is reached on the agenda in the Village Board Room of the Huntley Village Hall, 10987 Main Street, Huntley, IL 60142, for the purpose of hearing and considering testimony with respect to proposed amendments to a previously approved annexation agreement as it relates to an approximately 57.3± acre parcel of real estate commonly known as Huntley Crossings Phase I, as further described below (collectively, the “*Property*”). The Property is legally described as follows:

LOTS 1 - 6, INCLUSIVE, LOTS 7A AND 7B AND LOTS 8 – 9, INCLUSIVE, IN HUNTLEY CROSSINGS, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 28, 2007 AS DOCUMENT NUMBER 2007K099803, IN KANE COUNTY, ILLINOIS, AS MODIFIED BY FINAL PLAT OF RESUBDIVISION OF LOT 7 IN HUNTLEY CROSSINGS RECORDED JULY 27, 2016 AS DOCUMENT NUMBER 2016K038823, IN KANE COUNTY, ILLINOIS.

PINS: 02-04-351-007 (LOT 1)  
02-04-351-006 (LOT 2)  
02-04-351-004 (LOT 3)  
02-04-351-003 (LOT 4)  
02-04-351-002 (LOT 5)  
02-04-351-001 (LOT 6)  
02-04-325-004 (LOT 7A)  
02-04-325-005 (LOT 7B)  
02-04-325-001 (LOT 8)  
02-04-351-005 (SOUTH PART OF LOT 9)  
02-04-325-003 (NORTH PART OF LOT 9)

ADDRESS: S/E/C OF ROUTE 47 AND POWERS ROAD, HUNTLEY, IL 60142

The proposed annexation agreement amendment would be between the Village and Petitioner Huntley Crossings Development, LLC (“*Petitioner*”).

The Village previously entered into an annexation agreement, dated February 20, 2007, approved by Village of Huntley Ordinance No. (O)2006-11.105 and recorded with the Kane County Recorder of Deeds on March 7, 2007 as Document No. 2007K025816 (the “*Original Agreement*”), which Original Agreement relates to the Property.

Information relating to the Proposed Amendment and the public hearing will be available for public inspection at the Huntley Village Hall, 10987 Main Street, Huntley, IL 60142 during regular business hours.

All interested parties are invited to attend the hearing and to provide written and oral comments regarding the Proposed Amendment. The Village Board will hear public comments on the matters described in this notice from all persons who are interested in being heard. The Village Board may adjourn and continue the hearing to another date and time without further notice other than a notice entered upon the minutes of said meeting fixing the time and place of its adjournment and reconvening. After the close of the hearing, the Village Board may, at the same meeting or at a future meeting, either approve the Proposed Amendment as presented, approve the Proposed Amendment with changes, or not approve the Proposed Amendment.

Village Clerk  
Village of Huntley

## FIRST AMENDMENT TO ANNEXATION AGREEMENT

### **Re: Rubloff Phase 1 Development**

**THIS FIRST AMENDMENT TO ANNEXATION AGREEMENT** (this “*Amendment*” or “*First Amendment*”), is made as of this \_\_\_\_ day of \_\_\_\_\_, 2022, by and between the following parties (the “Parties”): **HUNTLEY CROSSINGS DEVELOPMENT, LLC**, a Delaware limited liability company (referred to herein as the “*Successor Owner*”); and the **VILLAGE OF HUNTLEY**, an Illinois municipal corporation located in Kane and McHenry Counties, Illinois (the “*Village*”).

### Recitals

A. The Village previously entered into that certain Rubloff Phase 1 Development Annexation Agreement dated February 20, 2007 and recorded with the Kane County Recorder of Deeds on March 7, 2007 as Document No. 2007K025816 (the “*Annexation Agreement*”) with Rubloff Huntley, L.L.C., the then owner and developer of the real property as legally described therein and on Exhibit A hereto (the “*Property*”).

B. The Property was thereafter subdivided pursuant to the Huntley Crossings Plat of Subdivision recorded on September 28, 2007 as Document No. 2007K099803, and the Huntley Crossings Plat of Resubdivision of Lot 7 recorded on July 27, 2016 as Document No. 2016K038823 (said Plats collectively referred to herein as the “*Plat of Subdivision*”).

C. The Successor Owner herein became the successor owner and developer of the Property under the Annexation Agreement pursuant to the Deeds recorded with the Kane County Recorder of Deeds on February 14, 2013 as Document No. 2013K012284 and on May 9, 2013 recorded as Document No. 2013K034217.

D. Pursuant to Sections 15.14 and 15.11 of the Annexation Agreement, the Successor Owner is the authorized party to execute this Amendment to the Annexation Agreement as the successor owner and developer of the Property.

E. Successor Owner has requested that the Village amend certain provisions of the Annexation Agreement dealing with: (i) restrictions on the height and location of signage on the Property under Section 3.1(d) of the Annexation Agreement; and (ii) restrictions on the number of drive-thru restaurants that may be developed on the Property under Section 3.1(a) of the Annexation Agreement.

F. It has also been recognized that the lot designations for the Lots and Outlots under the Annexation Agreement are not consistent with the numbering of the lots in the Plat of Subdivision, and therefore, the Parties intend to clarify the numbering of the Lots and Outlots under the Annexation Agreement in this First Amendment.

G. On \_\_\_\_\_, 2022, after giving due notice of and conducting the legally required public hearing on this Amendment, the corporate authorities of the Village

(collectively, the “*Village Authorities*”), by a two-thirds vote of the Village Authorities then holding office, approved the form and substance of this Amendment and authorized and directed the Village President and Village Clerk to execute this Amendment on behalf of the Village.

**NOW, THEREFORE**, in consideration of the mutual covenants herein, and other good and valuable consideration, the receipt and sufficiency are hereby acknowledged, the parties agree as follows:

**SECTION 1. Recitals.** The foregoing recital paragraphs are incorporated herein by this reference and made a part hereof. Initially capitalized terms used in this Amendment and not defined herein, which are defined in the Annexation Agreement, shall have the same meaning ascribed to them in the Annexation Agreement.

**SECTION 2. Lot Designations for the Lots and Outlots.** The Annexation Agreement identifies and refers to the various portions of the Property by reference to numbered Lots and Outlots. The Property has since been resubdivided by the Plat of Subdivision, which modified the boundaries and numbering of the various Lots and Outlots within the Property. A copy of the current Plat of Subdivision is attached hereto as Exhibit B and, by this reference, made a part of this Amendment. To avoid future confusion on the lot designations, the Lots and Outlots shall, in this Amendment and hereafter, be referred to by their current Plat of Subdivision lot numbers as depicted on Exhibit B and listed below, and any reference to any Lot or Outlot in the Annexation Agreement shall be deemed to refer to the corresponding current Plat of Subdivision lot or outlot or portion thereof, as the context may require, as follows:

| <u>Annexation Agreement Lot Number</u> | <u>Subdivision Plat Lot Number</u> |
|--|------------------------------------|
| Lot 1                                  | Lot 9                              |
| Lot 2                                  | Part of Lots 2 and 9 (Parking)     |
| Lot 3                                  | Lot 2                              |
| Lot 4                                  | Lot 1                              |
| Lot 5                                  | Lot 3                              |
| Outlot 6                               | Lot 4 (Outlot)                     |
| Outlot 7                               | Lot 5 (Outlot)                     |
| Outlot 8                               | Lot 6 (Outlot)                     |
| Outlot 9                               | Lots 7A and 7B (Outlots)           |
| Outlot 10                              | Lot 8 (Outlot)                     |

**SECTION 3. Signage.** Subsection 3.1(d) of the Annexation Agreement is hereby amended, and shall hereafter be and read, as follows (deletions are ~~struck through~~ and additions are **bold and underlined**):

“d) ~~Notwithstanding the requirements and limitations of the Village Sign Ordinance,~~ **Subject to obtaining such sign permits and approvals as are required by the then-applicable Sign Regulations under the Village’s Zoning Code,** the Owner shall be allowed to construct within the Route 47



Greenbelt Buffer, as that area is defined in Section 4.4 of this Agreement, with each sign set back a minimum of fifty (50) feet from the dedicated Route 47 right-of-way: (i) two **multi-tenant project monument signs (sometimes referred to as shopping center monument signs in the Annexation Agreement)** each having a height not to exceed thirty (30) feet, and (ii) one independent monument sign in each of ~~Outlots 6-10~~ **Outlots 4, 5, 6, 7a, 7b, and 8**, ~~with a maximum height of six (6) feet each~~ **consistent with the Village's Sign Regulations applicable to the B-3 District and the final PUD for the Property; provided, however, that any independent monument sign greater than six (6) feet in height must be located east of the Storm Water Management Easement and Public Utility Easement areas shown on Exhibit C to this First Amendment. Approximate planned locations (and alternate locations, if applicable) for the multi-tenant project monument signs are depicted on Exhibit C to this First Amendment. This Subsection 3.1(d) shall govern and control in the case of a conflict with the sign regulations set forth in the Commercial Design Guidelines attached as Exhibit D to the Annexation Agreement.**”

**SECTION 4. Outlot Drive-Thru Restaurants.** Subsection 3.1(a)(i) of the Annexation Agreement is hereby amended, and shall hereafter be and read, as follows (deletions are ~~struck through~~ and additions are **bold and underlined**):

“a) Subject to approval of a final PUD plan or final plat containing such use **and further approval of special use permits and any other necessary zoning relief for development of any specific use on a particular Lot or Outlot,** allow for the following uses on the Property in addition to the uses permitted in the B-3 Shopping Center District:

i) A maximum of ~~two~~ **four (4)** drive-thru restaurants in **Outlots 4-8** ~~(formerly referred to as Outlots 6-10);”~~

**SECTION 5. Notices.** Pursuant to Section 15.1 of the Annexation Agreement, the Village and Owner, respectively, hereby designate the following amended addresses and addressees for service of any notices to them under the Annexation Agreement or this Amendment:

If to the Village: Village of Huntley  
10987 Main Street  
Huntley, Illinois 60142  
Attn: Village Manager  
Tel. (847) 669-9600  
Fax (847) 669-3002

With a copy to: Filippini Law Firm  
990 Grove Street, Suite 220  
Evanston, Illinois 60201  
Attn: Betsy Gates-Alford  
Email: [betsy.gates@filippinilawfirm.com](mailto:betsy.gates@filippinilawfirm.com)

Tel. (312) 462-0809  
Fax (312) 324-0668

If to Owner: Huntley Crossings Development, LLC  
c/o Alex. Brown Realty, Inc.  
300 East Lombard Street, Suite 1200  
Baltimore, MD 21202  
Attn: John Byrnes  
Email: [John.Byrnes@ABRealty.com](mailto:John.Byrnes@ABRealty.com)

With copies to: Huntley Crossings Development, LLC  
c/o Alex. Brown Realty, Inc.  
300 East Lombard Street, Suite 1200  
Baltimore, MD 21202  
Attn: Legal Department  
Email: [Legal@ABRealty.com](mailto:Legal@ABRealty.com)

and

Inwood Huntley Development, LLC  
c/o Stephen Spessard  
1677 Buffehr Creek Road  
Vail, CO 81657  
Email: [SSpessard@GoreCreekPartners.com](mailto:SSpessard@GoreCreekPartners.com)

and

Heinrich & Kramer, LLC  
734 N. Wells, Suite 2500  
Chicago, IL 60654  
Attn: Rob B. Heinrich  
Email: [RHeinrich@H-and-K.com](mailto:RHeinrich@H-and-K.com)

**SECTION 6. Term.** This Amendment shall be binding upon and inure to the benefit of the parties hereto, their heirs, successor and assigns, and upon any successor municipal authority of the Village, beginning upon the date of this Amendment's execution by all Parties and continuing to the end of the term of the Annexation Agreement, that date being February 19, 2027.

**SECTION 7. Recordation.** Following execution and approval of this Amendment by the Parties, this Amendment (including Exhibits A-C hereto), together with the Village's Ordinance approving this Amendment, shall be recorded in the Office of the Kane County Recorder of Deeds.

**SECTION 8. Continued Effect.** Except as expressly modified by this Amendment, the Annexation Agreement shall continue in full force and effect. In the event of any conflicts or inconsistencies between the provisions contained in this Amendment or any exhibit hereto and the

provisions contained in the Annexation Agreement or any exhibit thereto, the provisions of this Amendment shall govern and prevail in all respects.

Attachments:

Exhibit A – Legal Description

Exhibit B – Subdivision Plat

Exhibit C – Approximate Planned Location of Monument Signs

*[ BALANCE OF PAGE INTENTIONALLY BLANK ]*

**IN WITNESS WHEREOF**, the parties have executed this Amendment, or have caused this Amendment, to be executed by their duly authorized officers, as of the date first written above.

**VILLAGE:**

VILLAGE OF HUNTLEY, an Illinois municipal corporation

By: \_\_\_\_\_  
Village President

Attest: \_\_\_\_\_  
Village Clerk

**SUCCESSOR OWNER:**

HUNTLEY CROSSINGS DEVELOPMENT, LLC,  
a Delaware limited liability company

By: Inwood Huntley Development Company,  
A Delaware corporation  
Its: Operating Manager

By: \_\_\_\_\_  
Print Name: James H. Purinton  
Title: Vice President

By: Brown Manager IV LLC,  
A Delaware limited liability company  
Its: Co-Manager

By: \_\_\_\_\_  
Print Name:  
Its:

**EXHIBIT A**

**LEGAL DESCRIPTION OF THE PROPERTY**

LOTS 1 - 6, INCLUSIVE, LOTS 7A AND 7B AND LOTS 8 – 9, INCLUSIVE, IN HUNTLEY CROSSINGS, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 28, 2007 AS DOCUMENT NUMBER 2007K099803, IN KANE COUNTY, ILLINOIS, AS MODIFIED BY FINAL PLAT OF RESUBDIVISION OF LOT 7 IN HUNTLEY CROSSINGS RECORDED JULY 27, 2016 AS DOCUMENT NUMBER 2016K038823, IN KANE COUNTY, ILLINOIS.

PINS:

02-04-351-007 (LOT 1)

02-04-351-006 (LOT 2)

02-04-351-004 (LOT 3)

02-04-351-003 (LOT 4)

02-04-351-002 (LOT 5)

02-04-351-001 (LOT 6)

02-04-325-004 (LOT 7A)

02-04-325-005 (LOT 7B)

02-04-325-001 (LOT 8)

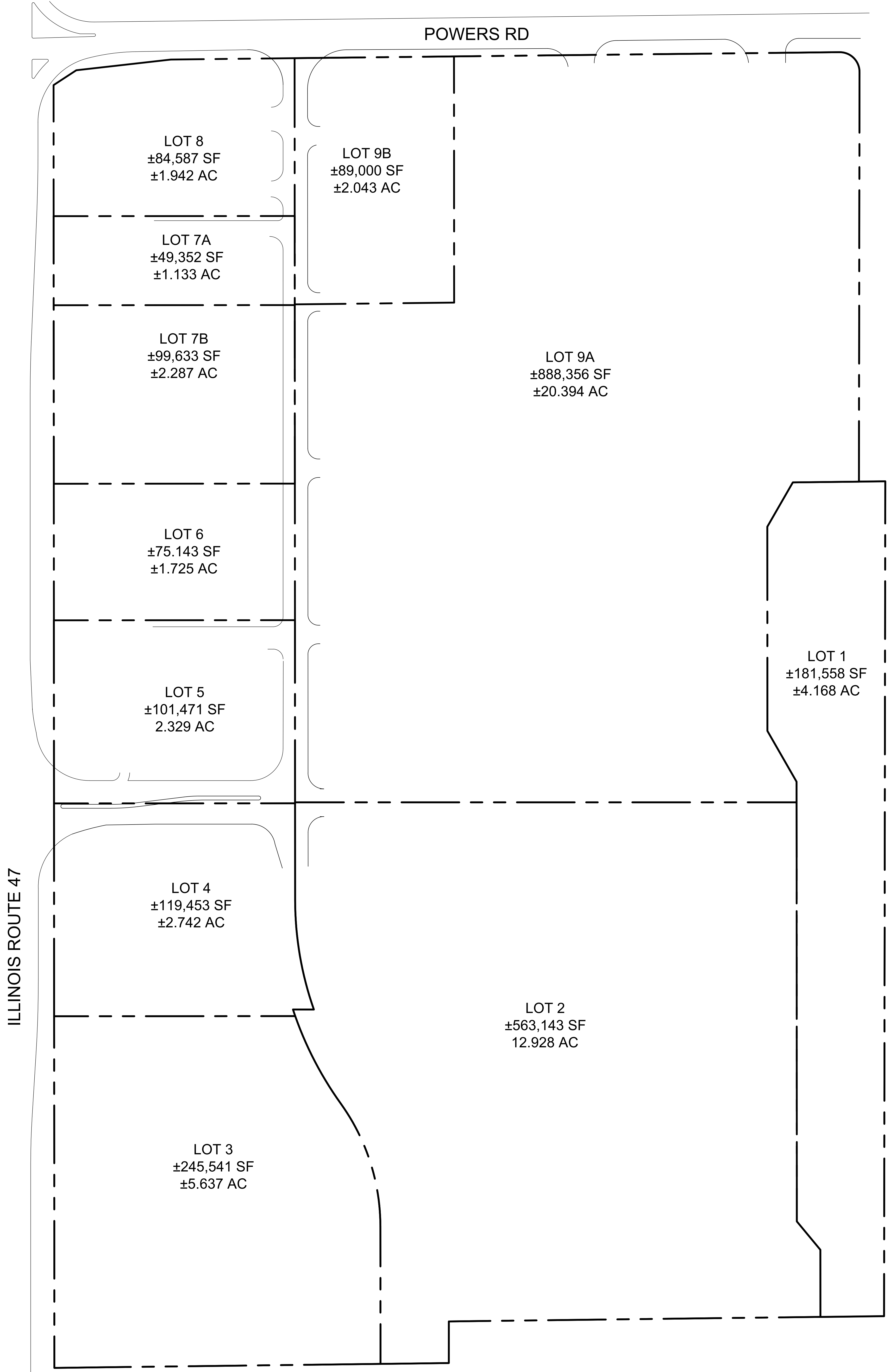
02-04-351-005 (SOUTH PART OF LOT 9)

02-04-325-003 (NORTH PART OF LOT 9)

ADDRESS: S/E/C OF ROUTE 47 AND POWERS ROAD, HUNTLEY, IL 60142

**EXHIBIT B**  
**SUBDIVISION PLAT**

EXHIBIT B  
HUNTLEY CROSSINGS  
SUBDIVIDED LOTS

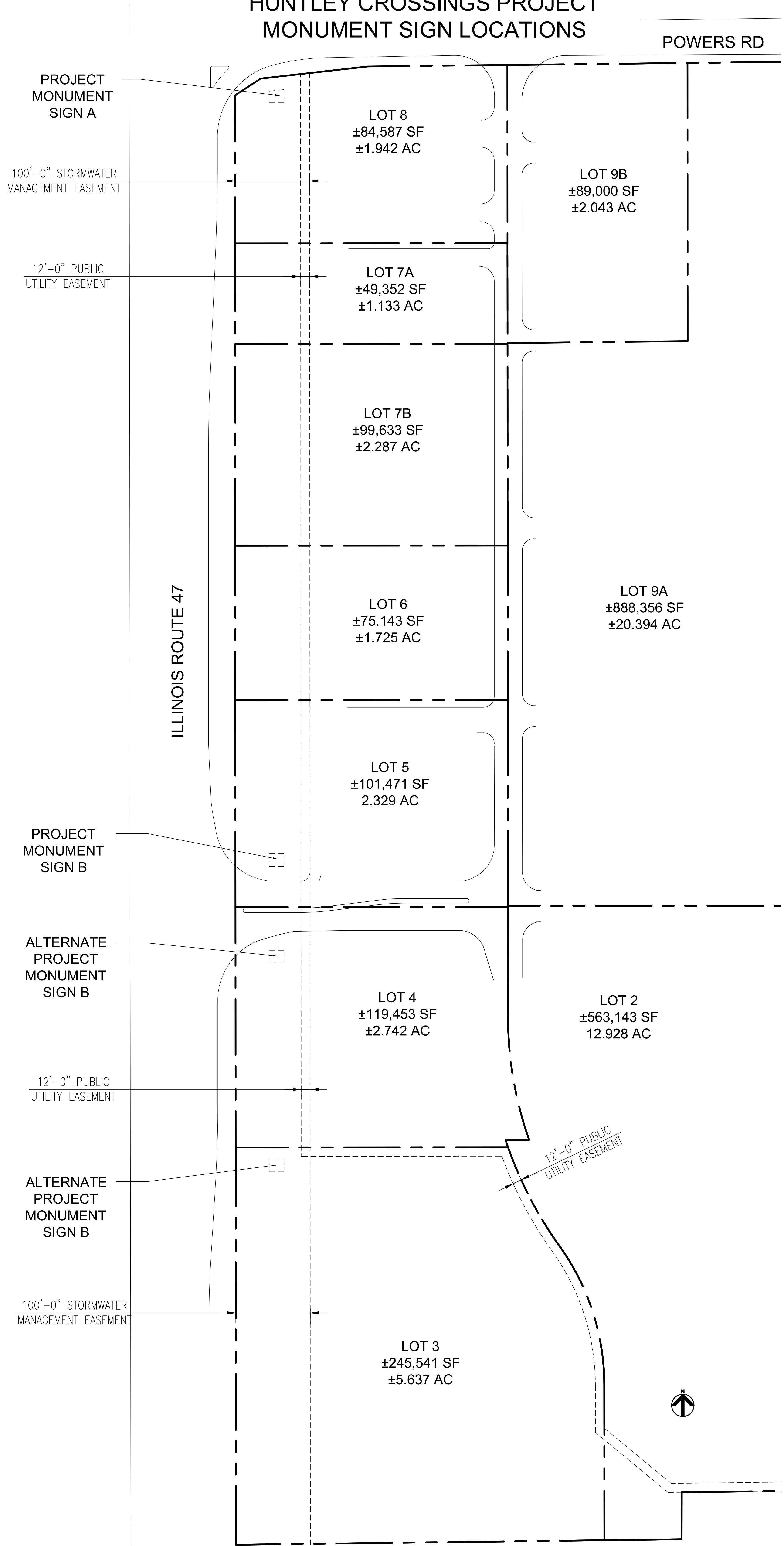


**EXHIBIT C**

**APPROXIMATE PLANNED LOCATION OF MONUMENT SIGNS**



EXHIBIT C  
HUNTLEY CROSSINGS PROJECT  
MONUMENT SIGN LOCATIONS



**A RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF  
A FIRST AMENDMENT TO ANNEXATION AGREEMENT RELATING TO  
HUNTLEY CROSSINGS PHASE I**

**Resolution (R)2022-05.\_\_\_\_\_**

WHEREAS, Huntley Crossings Development, LLC, a Delaware limited liability company, (“**Owner**”) is the successor owner of undeveloped land located within the Village, which is further identified and legally described in Exhibit A to this Resolution (the “**Property**”); and

WHEREAS, the Property is subject to an Annexation Agreement between the Village and Rubloff Huntley, LLC, dated February 20, 2007 (the “**Original Annexation Agreement**”); and

WHEREAS, the Owner has requested to amend the Original Annexation Agreement as it relates to monument signage and the allowed number of drive-through restaurants; and

WHEREAS, consistent with the requirements of Division 11-15.1 of the Illinois Municipal Code, 65 ILCS 5/11-15.1-1 *et seq.*, the Village has caused notice to be duly published regarding a public hearing on the terms of the proposed Amendment, which public hearing was conducted by the corporate authorities of the Village on May 12, 2022; and

WHEREAS, following the close of the public hearing on May 12, 2022, the President and Village Board considered the comments and testimony presented and the terms of the proposed Amendment; and

WHEREAS, the President and Village Board have determined that it is in the best interests of the Village and its residents to approve and authorize the execution of the Amendment pursuant to the Village’s authority under Division 11-15.1 of the Illinois Municipal Code, the Village’s home rule powers, and other applicable authority, subject to the terms and conditions set forth in this Resolution;

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF HUNTLEY as follows:

**SECTION I: Recitals.** The foregoing recitals are incorporated into this Resolution as if fully set forth in this section.

**SECTION II: Approval of Annexation Agreement Amendment.** The Amendment is hereby approved in substantially the form attached hereto as Exhibit A, subject to final review and approval of the form of the Amendment and its exhibits by the Village Manager in consultation with the Village Attorney.

**SECTION III: Authorization to Execute.** Following: (i) Owner’s delivery to the Village of three executed originals of the Amendment, and (ii) confirmation by the Village Manager that the Amendment is in proper form to execute, the Village President and the Village Clerk shall be, and are hereby, authorized to execute and attest the Amendment in its final form on behalf of the Village and thereafter to cause fully executed originals of the Amendment to be recorded with the Kane County Recorder of Deeds in accordance with the Amendment’s terms. Notwithstanding the foregoing, if the Amendment has not been executed by the Owner and recorded within 90 days after the passage of this Resolution, then this authorization shall be without force or effect.

**SECTION IV: Effective Date.** This Resolution shall be in full force and effect upon its passage by the vote of two-thirds of the corporate authorities holding office and approval in the manner provided by law.

|                   | <u>Aye</u> | <u>Nay</u> | <u>Absent</u> | <u>Abstain</u> |
|-------------------|------------|------------|---------------|----------------|
| Trustee Goldman   | _____      | _____      | _____         | _____          |
| Trustee Holzkopf  | _____      | _____      | _____         | _____          |
| Trustee Kanakaris | _____      | _____      | _____         | _____          |
| Trustee Kittel    | _____      | _____      | _____         | _____          |
| Trustee Leopold   | _____      | _____      | _____         | _____          |
| Trustee Westberg  | _____      | _____      | _____         | _____          |

PASSED and APPROVED this 12<sup>th</sup> day of May, 2022.

APPROVED:

\_\_\_\_\_  
Timothy J. Hoeft, Village President

ATTEST :

\_\_\_\_\_  
Rita McMahon, Village Clerk

Exhibit A

Annexation Agreement Amendment

DRAFT



**VILLAGE OF HUNTLEY  
AGENDA SUMMARY**

May 12, 2022  
Village Board Meeting

---

**Agenda Item:**                    **Conceptual Review - Proposed Site Plan and Building Elevations for an Expansion to More Brewing and New Hotel to be Located at 13980 Automall Drive; and Authorization to Begin Negotiations for a Business Development Agreement**

**Petitioner/Owner:**        **13980 Automall LLC & More Hospitality LLC**

**Department:**                **Development Services – Planning and Zoning Division**

---

**INTRODUCTION**

The petitioner, 13980 Automall LLC, is proposing to construct a ±49,665 square foot expansion to the existing More Brewery to accommodate increased production capacity and the addition of a distillery. More Hospitality LLC has proposed a 4-story, 97 guestroom hotel to be located south of the brewery and distillery. The proposed hotel would operate as a Towneplace Suites by Marriott, which is an extended-stay style hotel. The proposed developments would occupy the remaining land within the inner ring of Automall Drive.

The subject property is zoned “C-2” Regional Retail – Planned Development District, which allows a microbrewery as a special use (subject to limitations) and a hotel as a permitted use. A distillery is a use that is not currently included in the Zoning Ordinance and will require an amendment to add it as a special use in the “C-2” zoning district.

**STAFF ANALYSIS**

*Brewery/Distillery Expansion Site Plan*

The petitioner proposes to construct a new ±49,665 square foot building addition to the south of the existing brewery for a total building area of 76,286 square feet. The building addition is configured to allow the existing outdoor silos and garbage enclosure to remain in their current location. The building addition will house barrel tanks and a new canning machine among other new equipment normally associated with a distillery. The proposed building addition is setback ±20 feet from the east and west lot lines, which would require relief to encroach into the platted 50 foot building setback along Automall Drive. The main distillery entrance faces southwest and would be accessible from the new parking lot to the south of the building.

*Hotel Site Plan*

The proposed hotel is located approximately 200 feet south of the brewery/distillery expansion. The hotel’s main entrance would face north towards the brewery/distillery and an enclosed swimming pool would be located to the south of the building. The site plan does not provide setbacks for the hotel, although it appears the hotel will require relief to encroach into the platted 50 foot building setback along Automall Drive. The owners have secured a franchise flag with Marriott.

*Parking*

The parking lot to accommodate the brewery/distillery addition and new hotel is located between the two buildings and is intended to be utilized as a shared lot. The parking lot offers 96 parking spaces with access provided through two curb cuts on both the east and west ends of Automall Drive. Parking for the brewery’s existing restaurant and taproom is primarily provided to the north of the building and meets the 135 parking spaces required for the restaurant and brewery (this consists of 116 parking spaces and 19 landbanked parking spaces). The new hotel would require 97 parking spaces (1 space for each room) and the brewery/distillery expansion would require at least 50 parking spaces (assuming all 49,655 square feet are used for



## VILLAGE OF HUNTLEY AGENDA SUMMARY

May 12, 2022  
Village Board Meeting

warehouse/storage), totaling 147 required parking spaces. Based on this, relief would be required to reduce the required number of parking spaces by 50 spaces. Parking requirements for the addition will need to be reevaluated when a floor plan is provided for the building. Staff notes, there are an additional 78 parking spaces provided on Automall Drive.

### **REQUIRED APPROVALS**

The request to expand the brewery's production area and the addition of a distillery will require an amendment to the Village's Zoning Ordinance to redefine microbrewery and add a distillery as a special use in the "C-2" Regional Retail zoning district. The Ordinance currently requires that a microbrewery producing more than 30,000 barrels and less than 120,000 barrels per year must include a restaurant on the premises. Furthermore, a microbrewery which produces more than 30,000 barrels and less than 120,000 barrels per year shall be limited in floor area, such that the floor area used for manufacturing and its ancillary uses shall not be greater than the floor area used for retail (restaurant) and its ancillary uses. The existing brewery consists of an approximately 14,000 square foot restaurant/taproom and 11,302 square feet of manufacturing, which complies with the Zoning Ordinance requirements; However, the expansion of the brewery will result in the area of manufacturing exceeding the size of the restaurant.

Additionally, the proposed project will require amending the existing special use for More Brewing, site plan review, and a plat of resubdivision to move the existing lots lines.

### **FINANCIAL IMPACT**

The petitioner has estimated the expansion to the brewery and addition of a distillery to be a \$5 million investment. The construction of the hotel is estimated to be a \$12 million investment. The petitioner is seeking authorization from the Village Board to enter into negotiations for a Business Development Agreement that would provide assistance for the proposed projects.

### **COMPREHENSIVE PLAN**

The I-90/IL 47 Gateway Plan identifies the Automall for mixed commercial and states the area should be targeted for a mix of commercial development that serve as a regional draw, such as general retailers, sporting goods stores, restaurants, and service uses.

### **LEGAL ANALYSIS**

None.

### **2022-2025 STRATEGIC PLAN ALIGNMENT**

The Strategic Plan identifies "*Strong Local Economy*" as a strategic focus, and the following goal: "*Location of Choice for New and Expanding Businesses of All Sizes.*"

### **COURTESY REVIEW**

The petitioner has requested the Village Board to conceptually review the proposed plans. The Village Board is not required to provide a formal position statement on the proposal, and the petitioner shall not be required to comply with any position statements which are offered. The concept review shall provide the petitioner with initial comments and concerns that should be considered as they proceed in the formal review process. The Village Board and its individual members are not bound by any comments made during the discussion and the petitioner acknowledges that it cannot claim in the future any reliance whatsoever on those comments.

### **ACTION REQUESTED**

The Village Board is requested to review the proposed conceptual site plan and building elevations and provide any questions, comments, or concerns for the petitioner to consider as they proceed in the formal review process.



**VILLAGE OF HUNTLEY**  
**AGENDA SUMMARY**

*May 12, 2022*  
*Village Board Meeting*

The Village Board is also requested to provide authorization for staff to begin negotiations for a Business Development Agreement.

**SUPPORTING DOCUMENTS**

1. Aerial Photograph
2. Zoning of Subject Property
3. Presentation Packet, dated 1/23/22
4. Site Plan, dated 1/10/22



**MORE Distillery & TownePlace Suites by Marriott**  
**Automall Drive "Inner Ring"**

DISCLAIMER: The Village of Huntley Does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.

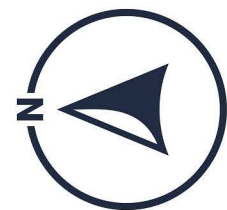
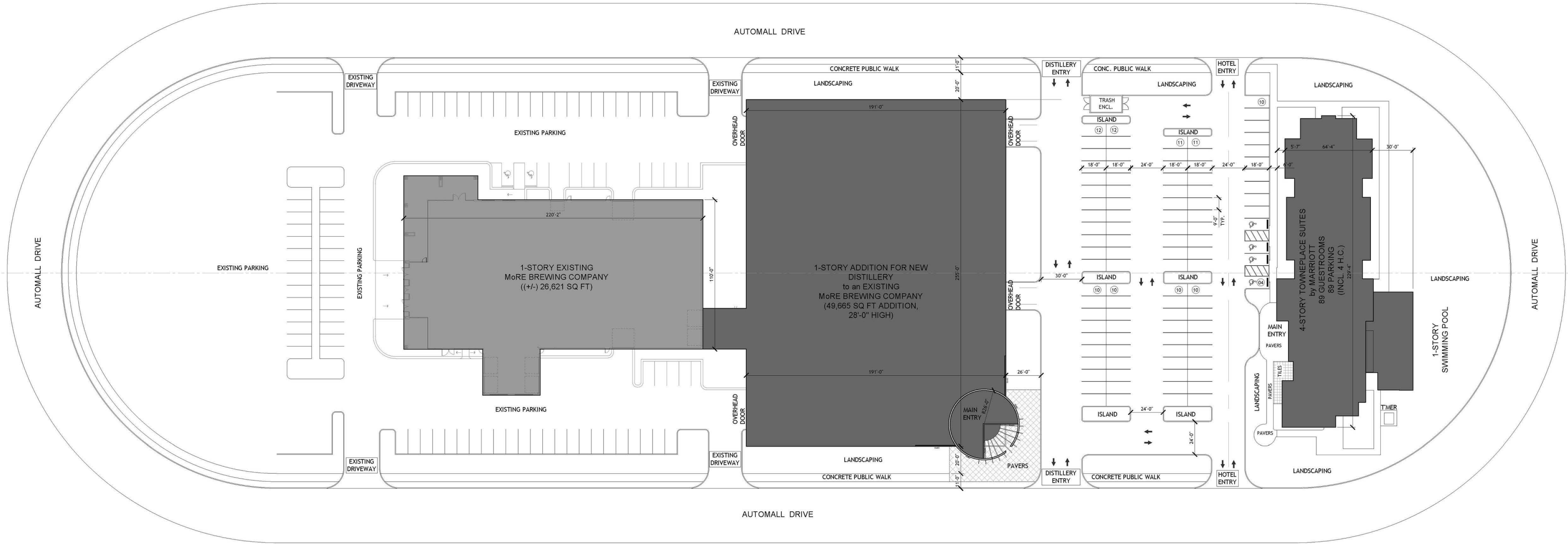


SCALE: 1" = 200'

**VILLAGE OF HUNTLEY**  
 10987 Main Street  
 Huntley, IL 60142  
 (847)669-9600

Print Date: 11/19/2021





**MORE DISTILLERY & TOWNEPLACE SUITES BY MARRIOTT**  
**13980-90 AUTOMALL DRIVE, HUNTLEY, IL**



***Bird's eye view***

**MORE DISTILLERY & TOWNEPLACE SUITES BY MARRIOTT  
13980-90 AUTOMALL DRIVE, HUNTLEY, IL**





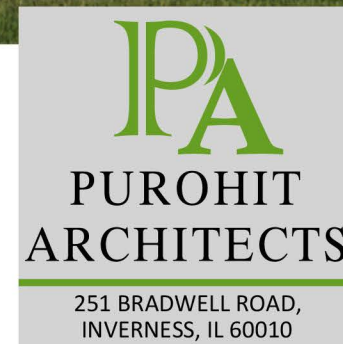
**TOWNEPLACE SUITES BY MARRIOTT**  
**13980-90 AUTOMALL DRIVE, HUNTLEY, IL**

**IPA**  
**PUROHIT**  
**ARCHITECTS**  
251 BRADWELL ROAD,  
INVERNESS, IL 60010



## *More Distillery*

**MORE DISTILLERY & TOWNEPLACE SUITES BY MARRIOTT  
13980-90 AUTOMALL DRIVE, HUNTLEY, IL**





**VILLAGE OF HUNTLEY  
AGENDA SUMMARY**

May 12, 2022  
Village Board Meeting

**Agenda Item:** Conceptual Review - Proposed Site Plan and Home Elevations for Pod 10 of the Talamore Subdivision

**Petitioner/Owner:** Lennar Communities of Chicago, LLC.

**Department:** Development Services – Planning and Zoning Division

**INTRODUCTION**

Lennar is the owner of approximately 178 acres located south of Reed Road that has been preliminary planned as Pods 9 and 10 of the Talamore Subdivision. At this time, Lennar has submitted conceptual plans to develop the area known as Pod 10 which is located near the terminus of Reed Road and adjacent to the railroad tracks. Pod 10 was preliminary planned for 457 townhomes and included right-of-way for the future extension of Algonquin Road. It is anticipated that plans to develop Pod 9, which is located east of Pod 10, will be submitted at a later date.

**STAFF ANALYSIS**

Lennar is proposing to develop the ±63.36 acres known as Pod 10 for the purpose of constructing 129 new single family homes with a minimum lot area of 9,520 square feet. The average lot area will be 11,541 square feet with the largest lot having an area of 19,417 square feet. Access to the subdivision is proposed from Reed Road with the opportunity for additional connections should Reed Road be extended as land to the north and west of the subdivision is annexed into the Village. The proposed site plan also provides land for the future extension of Algonquin Road as required by past development agreements.

*Landscaping*

Lennar has provided a conceptual landscape plan that proposes a 100-foot wide “conservation easement” buffer along the southern edge of Pod 10, adjacent to the railroad tracks and the McHenry County Conservation District property that abuts the railroad tracks. The existing stormwater management basin at the northwest corner of the site plan will remain and has been placed in an outlot that will be maintained by the association. Along the eastern edge of the property, native plantings are proposed in the rear of lots abutting the wetland area. Entry landscaping and an outlot providing a landscaped buffer ranging from 25 – 35 feet is provided at the rear of the lots backing to the future extension of Reed Road.

*Home Product*

The proposed single family home product for Pod 10 is a continuation of the same product currently offered in Pod 8A Phase 1. Seven different floor plans have been offered each providing four elevation options. The following is a summary of the proposed plans:

| <b>Model</b> | <b>Type</b> | <b>Square Feet</b> | <b>Bedrooms</b> | <b>Garage</b> |
|--------------|-------------|--------------------|-----------------|---------------|
| Adams        | 1 Story     | 2,146              | 3 BR            | 3 Car         |
| Matisse      | 1 Story     | 2,365              | 3 BR            | 3 Car         |
| Galveston    | 2 Story     | 2,612              | 4 BR            | 3 Car         |
| Rainier      | 2 Story     | 2,758              | 4 BR            | 3 Car         |
| Weston       | 2 Story     | 2,907              | 4 BR            | 3 Car         |
| Santa Rosa   | 2 Story     | 3,084              | 4 BR            | 3 Car         |
| Sequoia      | 2 Story     | 3,237              | 4 BR            | 3 Car         |



## VILLAGE OF HUNTLEY AGENDA SUMMARY

May 12, 2022  
Village Board Meeting

### **REQUIRED APPROVALS**

The proposed use of the property shall require a rezoning from “M” Manufacturing District to the proposed “RE-1 (PUD)” Residential Estate District – Planned Unit Development. The development shall also require approval of a Preliminary/Final Plat of Subdivision and Special Use Permit for Preliminary/Final Planned Unit Development. These development actions shall require a public hearing by the Plan Commission.

### **2022-2025 STRATEGIC PLAN ALIGNMENT**

The Strategic Plan identifies “*Strong Local Economy*” as a strategic focus, and the following goal: “*Location of Choice for Residents.*”.

### **FINANCIAL IMPACT**

Pod 10 would be subject to current impact fees for the school, library, and fire districts. The required park land dedication has already been provided within the existing portions of the Talamore subdivision.

### **LEGAL ANALYSIS**

None.

### **COURTESY REVIEW**

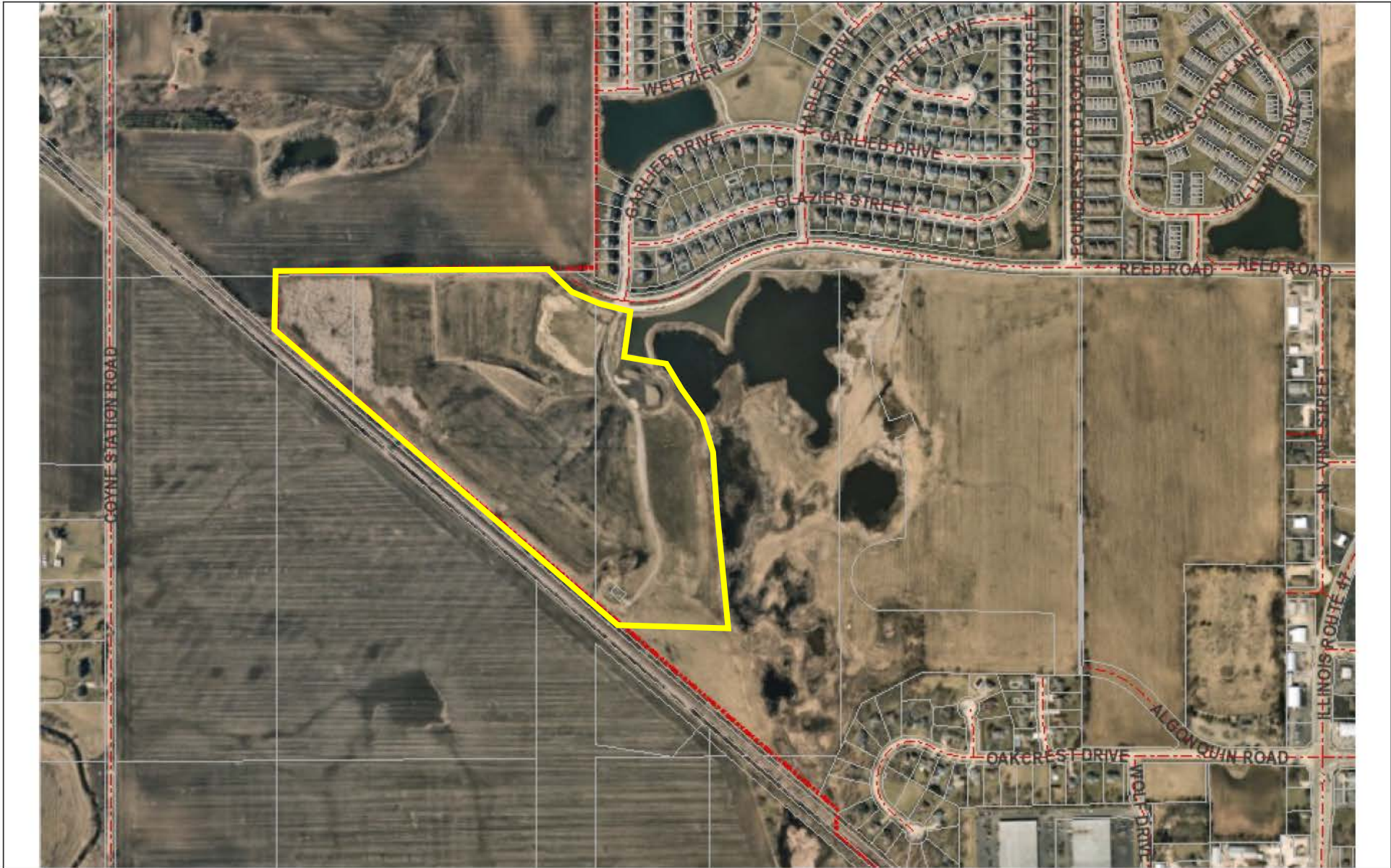
The petitioner has requested the Village Board to conceptually review the proposed plans. The Village Board is not required to provide a formal position statement on the proposal, and the petitioner shall not be required to comply with any position statements which are offered. The concept review shall provide the petitioner with initial comments and concerns that should be considered as they proceed in the formal review process. The Village Board and its individual members are not bound by any comments made during the discussion and the petitioner acknowledges that it cannot claim in the future any reliance whatsoever on those comments.

### **ACTION REQUESTED**

The Village Board is requested to review the proposed conceptual site plan and home elevations and provide any questions, comments, or concerns for the petitioner to consider as they proceed in the formal review process.

### **SUPPORTING DOCUMENTS**

1. Aerial Photograph, dated 3.27.22
2. Original 2006 Talamore Neighborhood Plan
3. Concept Plan, dated 4.21.22
4. Home Elevations



### Talamore Pod 10

DISCLAIMER: The Village of Huntley Does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.



SCALE: 1" = 800'



VILLAGE OF HUNTLEY  
10987 Main Street  
Huntley, IL 60142  
(847)669-9600

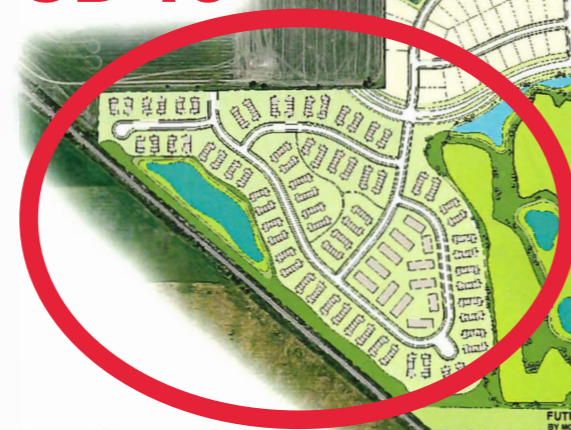
Print Date: 5/4/2022

# TALAMORE



Natural Area North

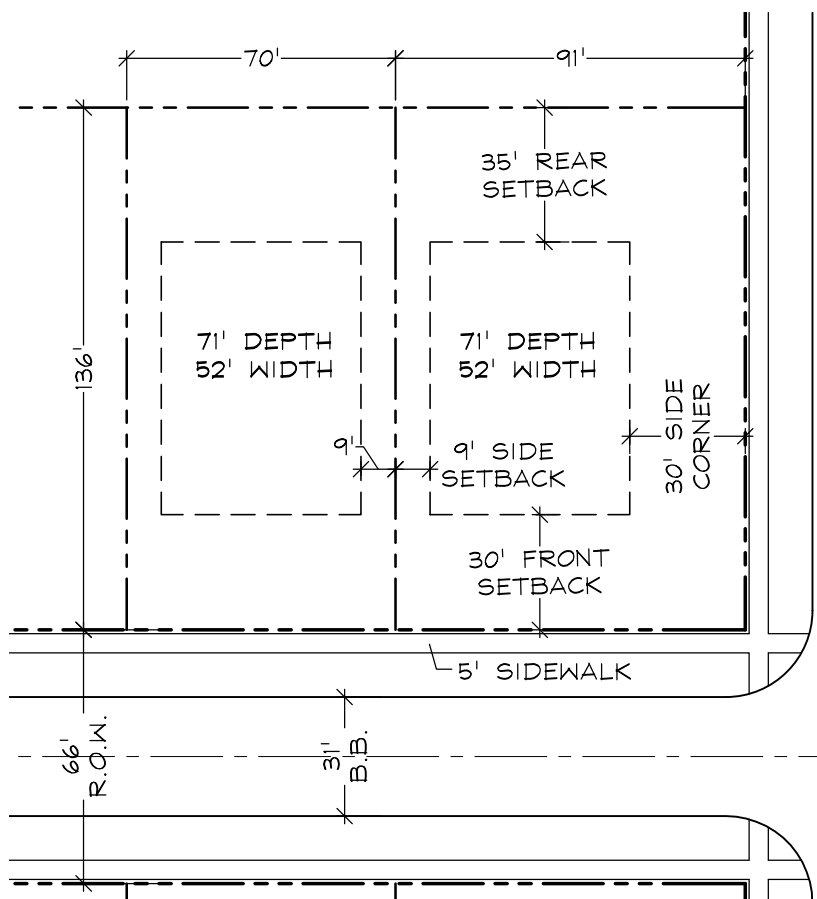
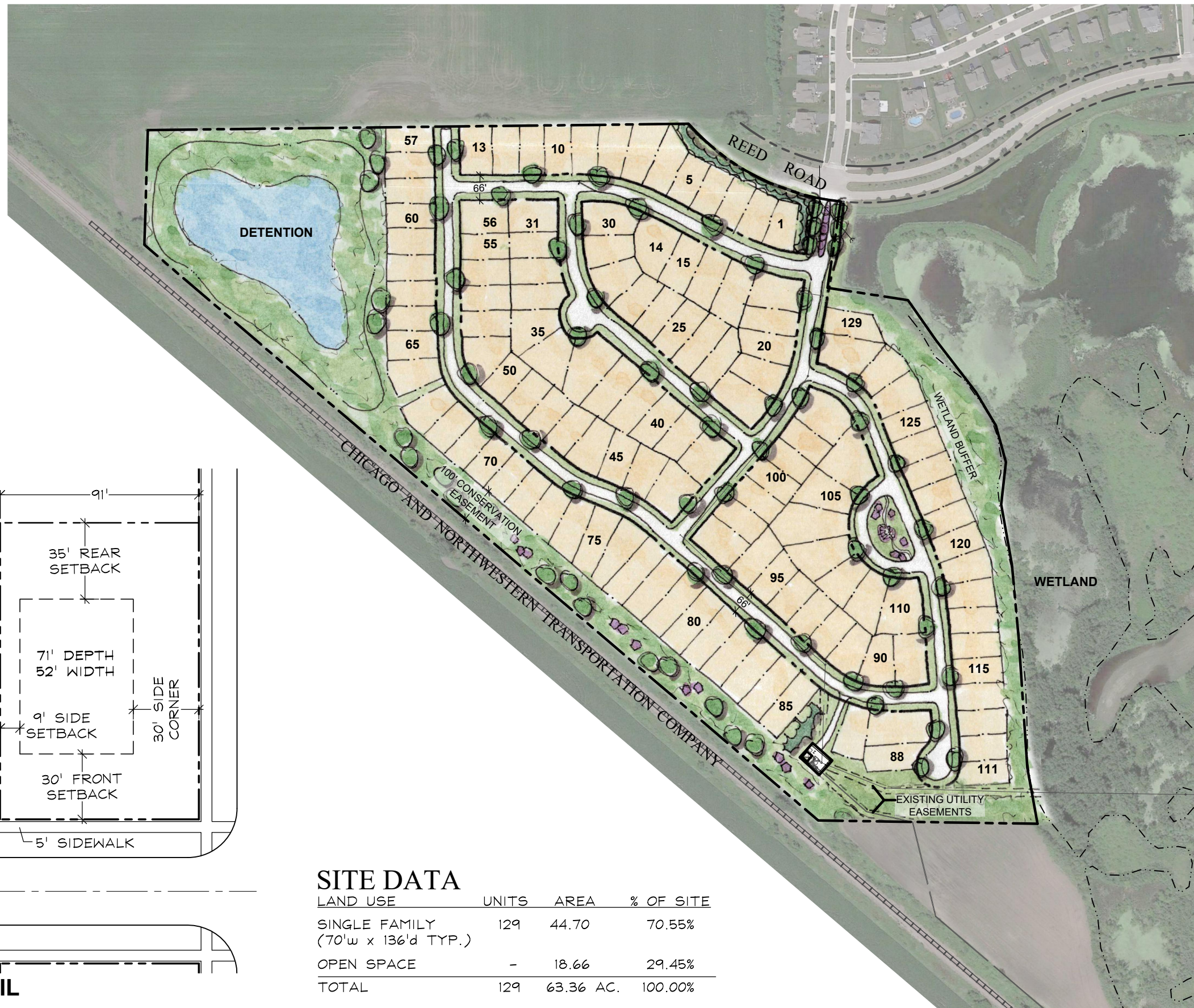
**POD 10**



Natural Area South

# NEIGHBORHOOD PLAN





**LOT TYPICAL DETAIL**  
SCALE: 1"=50'

**SITE DATA**

| LAND USE                             | UNITS      | AREA             | % OF SITE      |
|--------------------------------------|------------|------------------|----------------|
| SINGLE FAMILY<br>(70'w x 136'd TYP.) | 129        | 44.70            | 70.55%         |
| OPEN SPACE                           | -          | 18.66            | 29.45%         |
| <b>TOTAL</b>                         | <b>129</b> | <b>63.36 AC.</b> | <b>100.00%</b> |



**CONCEPT PLAN**  
TALAMORE - POD 10  
HUNTLEY, ILLINOIS

4/21/2022

**LENNAR**

**GRWA**  
GARY R. WEBER  
ASSOCIATES, INC.  
LAND PLANNING  
ECOLOGICAL CONSULTING  
LANDSCAPE ARCHITECTURE  
WWW.GRWAINC.COM

L:\Projects\LN1817\Acad\LN1817\_B06\_01SP.dwg

# Talamore POD 10 – Home elevations – Adams Model



# Talamore POD 10 – Home elevations – Galvaston Model



# Talamore POD 10 – Home elevations – Matisse Model



# Talamore POD 10 – Home elevations – Rainier Model



# Talamore POD 10 – Home elevations – Santa Rosa Model



# Talamore POD 10 – Home elevations – Sequoia Model



# Talamore POD 10 – Home elevations – Weston Model







**VILLAGE OF HUNTLEY  
AGENDA SUMMARY**

May 12, 2022  
Village Board Meeting

---

**Agenda Item:** Conceptual Review - Proposed Site Plan and Building Elevations for a Panera Bread Drive-Through Restaurant on Outlot 5 of the Huntley Grove Commercial Subdivision

**Petitioner/Owner:** Hamra Enterprises on behalf Panera Bread

**Department:** Development Services – Planning and Zoning Division

---

**INTRODUCTION**

Hamra Enterprises has submitted a conceptual site plan and building elevations for the construction of a Panera Bread restaurant on Outlot 5 of the Huntley Grove Commercial Subdivision (southeast corner of Route 47 and Kreutzer Road). Hamra was previously before the Village Board on June 22, 2017 for approval of a 7,500 square foot multi-tenant building that included a 4,200 square foot Panera Bread restaurant with a drive-through and 3,300 square foot adjoining retail space (Ordinance (O)2017-06.29). The Final Planned Unit Development and Special Use Permit approved by Ordinance (O)2017-06.29 have since expired and Hamra is required to resubmit a development application for the new plan.

The new conceptual plan for the site proposes a 3,480 square foot Panera Bread restaurant to be located Outlot 5 (1.87 acres) of Huntley Grove Commercial Subdivision. The site plan also identifies a future 1,890 square foot standalone retail building. The site is zoned “B-3” Shopping Center Business District and is subject to the Par/Tucker Annexation Agreement. The petitioner has stated that it is their intention to build and open by the end of the year.

**STAFF ANALYSIS**

**Site Plan**

The site plan proposes a 3,480 square-foot building with parking for 76 vehicles. Based on restaurant seating for 60, the Zoning Ordinance requires 20 parking spaces. The construction of the retail building would require an additional 8 parking spaces, for a total of 28 required parking spaces on the site. The building’s main entrance will be located at the northwest corner of the building with doors facing both north (towards Kreutzer Road) and west (towards Route 47). Access to the site will be provided by a driveway shared with AutoZone. Vehicles entering the site would circulate one-way counter clockwise around the building. The building’s trash enclosure would be located behind the building at the southeast corner of the site. The drive-through window and menu board would be located along the rear elevation of the building with an island separating the drive-through lane from the parking lot drive aisle. The site plan also includes parking stalls that are 10 feet in width and 19 feet in depth.

**Building Elevations**

The building elevations primarily consist of thin brick and Nichiha fiber cement panels. Formglas fiberglass reinforced panels would be used to accent the main entrance of the restaurant and drive-through window.

**Signage**

The proposed Panera Bread sign plan includes wall signage on all four elevations of the building. The Route 47 (west) and Kreutzer Road (north) elevations include signage stating “Panera Bread” with logo above. The west elevation, facing Route 47, will also include advertising panels featuring pictures of products and/or specials (these



## VILLAGE OF HUNTLEY AGENDA SUMMARY

May 12, 2022  
Village Board Meeting

panels are illustrated as black rectangles on the building elevations). The east elevation of the building, facing AutoZone, includes the Panera Bread logo above the drive-through window. The south elevation of the building includes signage stating “Panera Bread” and also includes a large Panera Bread logo mural. A proposed ground sign has not been presented for concept review, but shall be provided with the application for Final Planned Unit Development. The ground sign must be constructed with brick to match the building elevations.

### **Required Relief**

The proposed plans require the following relief:

1. A parking setback of 10 feet is required from side lot lines. A setback of approximately  $\pm 2$  feet is proposed along the side lot line adjacent to the multi-tenant retail center to the south. *Similar relief was approved for the site plan presented in 2017.*
2. The Sign Ordinance limits the number of wall signs to one per street frontage, therefore allowing two wall signs for the site. Relief is required to allow a total of nine wall signs on the building and to allow wall signs to be located on the non-street frontage elevations of the building.

### **REQUIRED APPROVALS**

The new plans for the Panera Bread restaurant will require the following review and approvals from the Plan Commission and Village Board:

1. Special Use Permit for a restaurant with a drive-through.
2. Final Planned Unit Development, including any necessary relief.
3. The construction of the 1,890 square foot retail building will require Final Planned Unit Development approval to allow a second building on the lot.

### **LEGAL ANALYSIS**

None.

### **2022-2025 STRATEGIC PLAN ALIGNMENT**

The Strategic Plan identifies “*Strong Local Economy*” as a strategic focus, and the following goal: “*Location of Choice for New and Expanding Businesses of All Sizes.*”

### **COURTESY REVIEW**

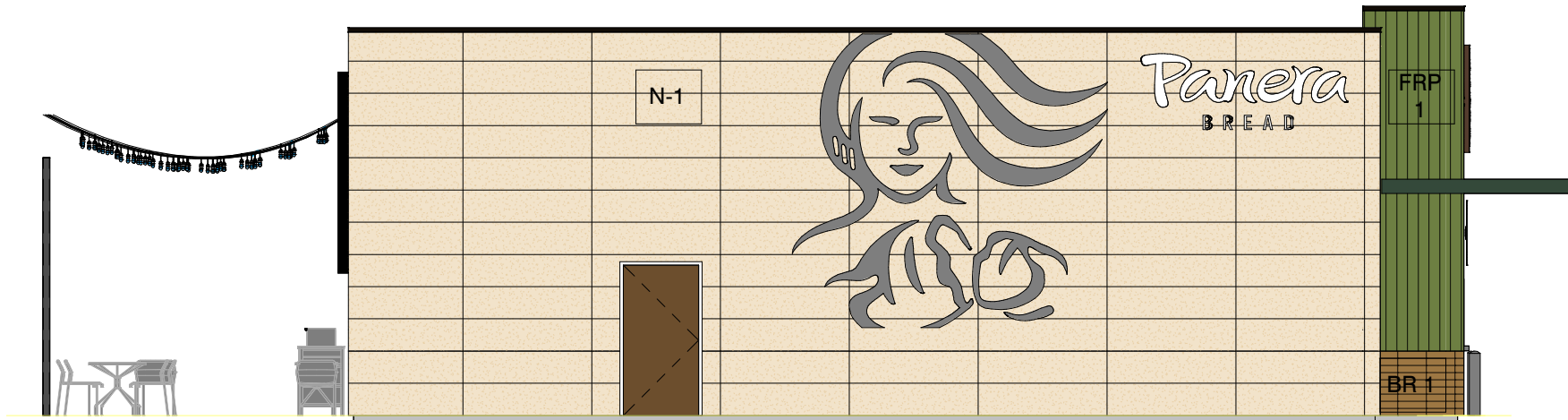
The petitioner has requested the Village Board to conceptually review the proposed plans. The Village Board is not required to provide a formal position statement on the proposal, and the petitioner shall not be required to comply with any position statements which are offered. The concept review shall provide the petitioner with initial comments and concerns that should be considered as they proceed in the formal review process. The Village Board and its individual members are not bound by any comments made during the discussion and the petitioner acknowledges that it cannot claim in the future any reliance whatsoever on those comments.

### **ACTION REQUESTED**

The Village Board is requested to review the proposed conceptual site plan and building elevations and provide any questions, comments, or concerns for the petitioner to consider as they proceed in the formal review process.

### **SUPPORTING DOCUMENTS**

1. Building Elevations, dated 5/4/22
2. Site Plan, dated 4/29/22



# 1 | SOUTH ELEVATION MATERIALS

1/8" = 1'-0"

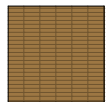
## SYMBOLS LEGEND EXTERIOR MATERIALS



N-1 NICHHA FIBER CEMENT - TUFFBLOCK MODERN SERIES - BAMBOO



FRP-1 FORMGLAS FIBERGLASS REINFORCED PANEL PAINT TO MATCH PMS 2307 C, CUSTOM PATTERN



BR-1 MCNEAR THIN BRICK 3-5/8" X 3/4" X 11-5/8" SANTIAGO CREATIVE MATERIALS BLEND

5/4/22  
 HUNTLEY, IL  
 PANERA BREAD  
 WERTZBERGER ARCHITECTS



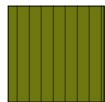
# 1 | WEST ELEVATION MATERIALS

1/8" = 1'-0"

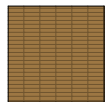
## SYMBOLS LEGEND EXTERIOR MATERIALS



N-1 NICHHA FIBER CEMENT - TUFFBLOCK MODERN SERIES - BAMBOO



FRP-1 FORMGLAS FIBERGLASS REINFORCED PANEL PAINT TO MATCH PMS 2307 C, CUSTOM PATTERN



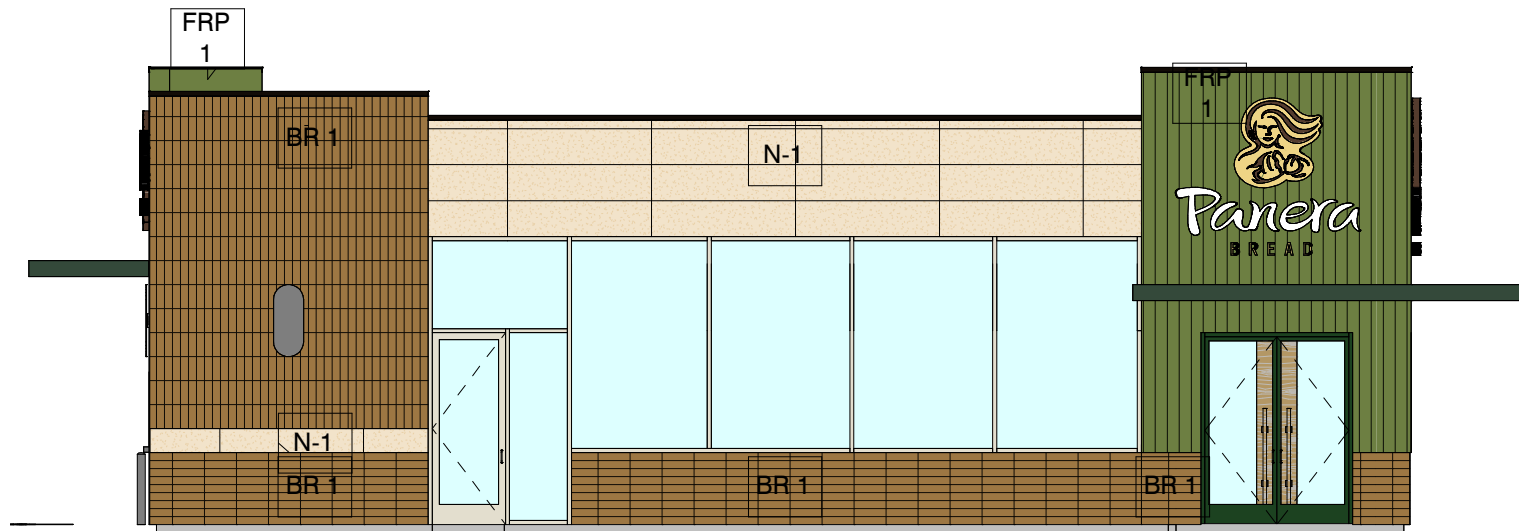
BR-1 MCNEAR THIN BRICK 3-5/8" X 3/4" X 11-5/8" SANTIAGO CREATIVE MATERIALS BLEND

5/4/22

HUNTLEY, IL

PANERA BREAD

WERTZBERGER ARCHITECTS



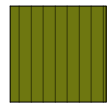
## 1 | NORTH ELEVATION MATERIALS

1/8" = 1'-0"

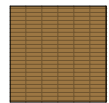
### SYMBOLS LEGEND EXTERIOR MATERIALS



N-1 NICHHA FIBER CEMENT - TUFFBLOCK MODERN SERIES - BAMBOO

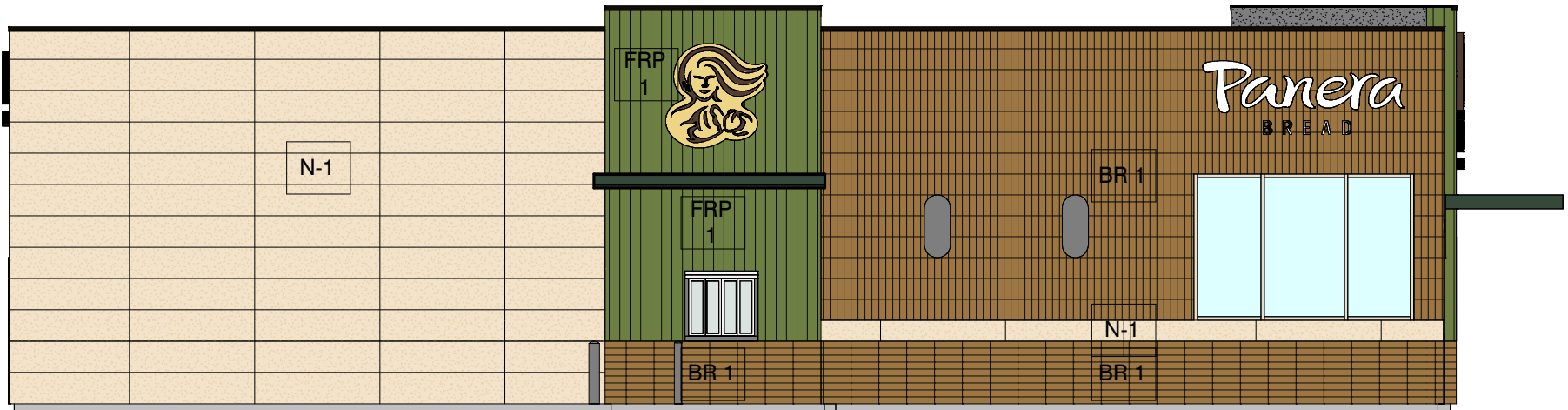


FRP-1 FORMGLAS FIBERGLASS REINFORCED PANEL  
PAINT TO MATCH PMS 2307 C, CUSTOM PATTERN



BR-1 MCNEAR THIN BRICK 3-5/8" X 3/4" X 11-5/8"  
SANTIAGO CREATIVE MATERIALS BLEND

5/4/22  
HUNTLEY, IL  
PANERA BREAD  
WERTZBERGER ARCHITECTS



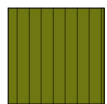
# 1 | EAST ELEVATION MATERIALS

1/8" = 1'-0"

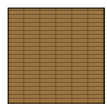
## SYMBOLS LEGEND EXTERIOR MATERIALS



N-1 NICHHA FIBER CEMENT - TUFFBLOCK MODERN SERIES - BAMBOO



FRP-1 FORMGLAS FIBERGLASS REINFORCED PANEL PAINT TO MATCH PMS 2307 C, CUSTOM PATTERN



BR-1 MCNEAR THIN BRICK 3-5/8" X 3/4" X 11-5/8" SANTIAGO CREATIVE MATERIALS BLEND

5/4/22

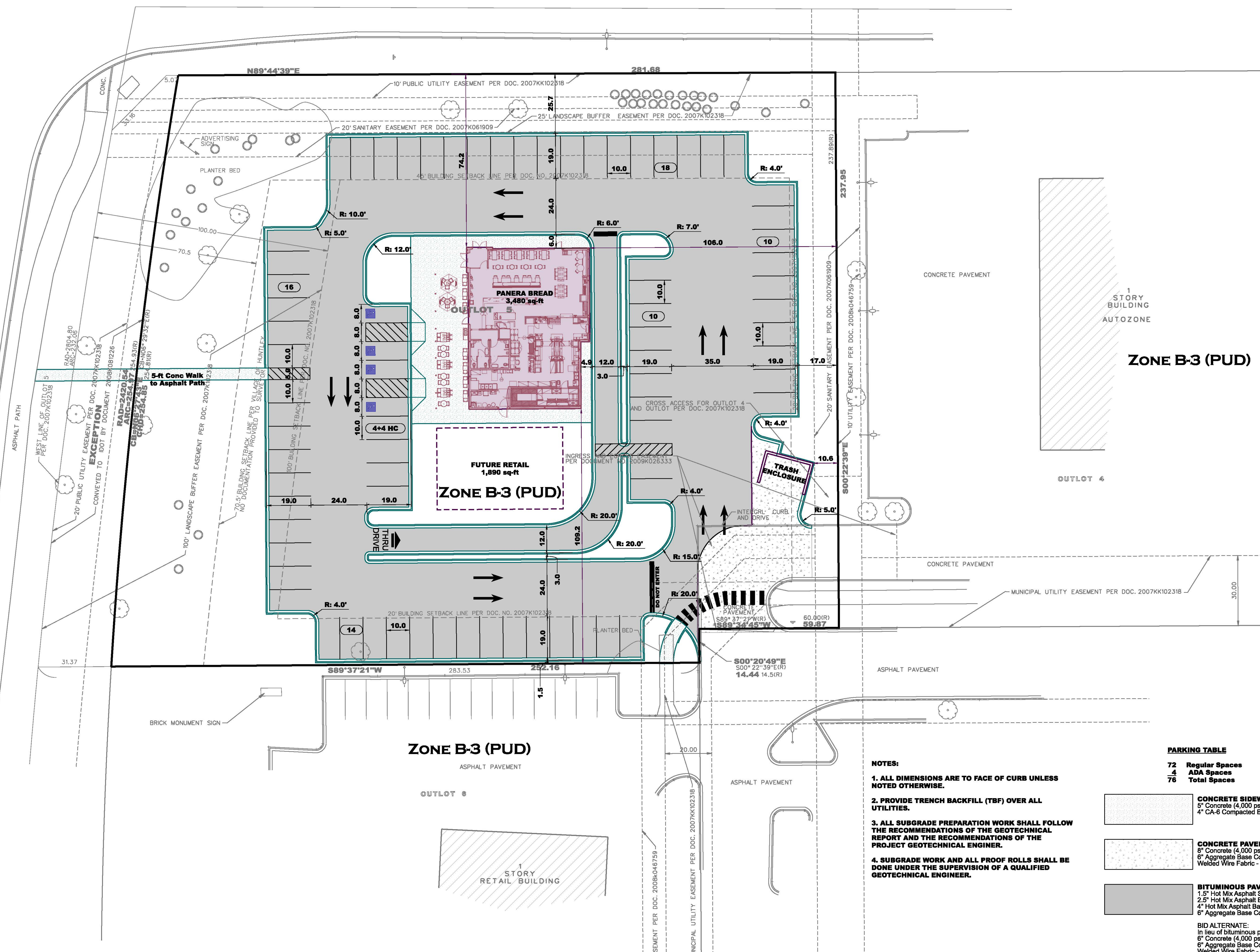
HUNTLEY, IL

PANERA BREAD

WERTZBERGER ARCHITECTS

ILLINOIS ROUTE 47

KREUTZER ROAD



ZONE B-3 (PUD)

ZONE B-3 (PUD)

- NOTES:**
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
  2. PROVIDE TRENCH BACKFILL (TBF) OVER ALL UTILITIES.
  3. ALL SUBGRADE PREPARATION WORK SHALL FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL ENGINEER.
  4. SUBGRADE WORK AND ALL PROOF ROLLS SHALL BE DONE UNDER THE SUPERVISION OF A QUALIFIED GEOTECHNICAL ENGINEER.

**PARKING TABLE**

|    |                |
|----|----------------|
| 72 | Regular Spaces |
| 4  | ADA Spaces     |
| 76 | Total Spaces   |

|  |  |
|--|--|
|  | <b>CONCRETE SIDEWALK</b><br>1.5" Concrete (4,000 psi minimum)<br>4" CA-6 Compacted Base  |
|  | <b>CONCRETE PAVEMENT</b><br>8" Concrete (4,000 psi minimum)<br>6" Aggregate Base Course Type B<br>Welded Wire Fabric - 6"x6" W2.9 x W2.9   |
|  | <b>BITUMINOUS PAVEMENT</b><br>1.5" Hot Mix Asphalt Surface Course Mix "C" N50<br>2.5" Hot Mix Asphalt Binder Course<br>4" Hot Mix Asphalt Base Course<br>6" Aggregate Base Course Type B |

**BID ALTERNATE:**  
In lieu of bituminous pavement use:  
6" Concrete (4,000 psi minimum)  
6" Aggregate Base Course Type B  
Welded Wire Fabric - 6"x6" W2.9 x W2.9

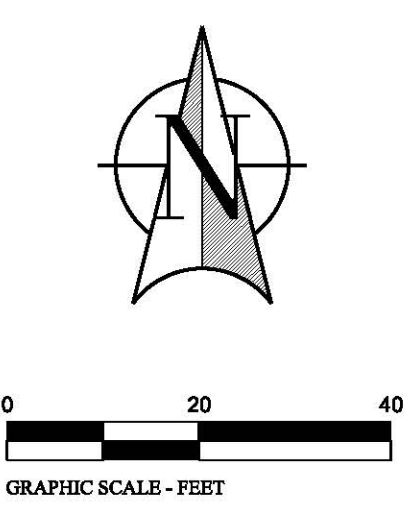
WEBSTER, McGRATH & AHLBERG, LTD.

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**BAKERY CAFE #4098  
& SHOPPING CENTER**  
12032 KREUTZER RD., HUNTLEY, IL

CHICAGO BREAD, LLC  
1855 S. Ingram Mill Road, Suite 100  
Springfield, MO 65804

|                      |  |
|----------------------|--|
| BY                   |  |
| REVISION DESCRIPTION |  |
| DATE                 |  |
| REVIEW               |  |



STEPHEN MARK RICHARDS  
LICENSE EXPIRES 11/30/2023

Section-Township-Range  
Kane: NW¼ 04-42N-07E

JOB # 43936 SURV: JCV

DRAWN: RLS REVIEW: SMR

SCALE: 1"=20' DATE: 04-29-2022  
SHEET NAME:

**SITE PLAN**

SHEET # **SP-1**



**VILLAGE OF HUNTLEY  
AGENDA SUMMARY**

May 12, 2022  
Village Board Meeting

---

**Agenda Item:**                    **Consideration – Authorizing the Addition of a Full-Time Maintenance Worker in the Public Works and Engineering Department; Streets, Underground Utilities and Fleet Services Division**

**Department:**                    **Village Manager’s Office**

---

**INTRODUCTION**

The Public Works and Engineering Department is currently authorized for 37 full-time equivalent (FTE) positions across its Administration & Engineering; Building & Grounds; Utilities; and Streets, Underground Utilities & Fleet Services Divisions. The International Union of Operating Engineers (IUOE) Local 150 Collective Bargaining Agreement represents all full-time employees in the Streets, Underground Utilities and Fleet Services Division in the following job classifications: Mechanic, Maintenance Worker, General Utility Worker, General Utility Worker II, and Crew Leader. The FY22 budget authorizes 15 FTE bargaining member employees, up from 14 FTE authorized in FY21. The current number of Maintenance Works is 7 FTE. It is proposed that the number be increased to 8 FTE.

**STAFF ANALYSIS**

Work tasks and assignments in the Streets, Underground Utilities & Fleet Services Division were previously supported by hiring part-time seasonal staff in the winter months for snow plowing and in the warm weather months for right-of-way maintenance. The FY22 budget includes employing up to three seasonal support staff for right-of-way maintenance. Attracting qualified applicants for seasonal support has been difficult. For FY22, there are no qualified applicants for right-of-way maintenance seasonal support to date. An additional full-time Maintenance Worker in the Streets, Underground Utilities & Fleet Services Division is necessary to keep pace with the workload and continue quality service delivery.

Historically, the Village’s staffing levels in all departments, including Public Works and Engineering, have been conservative and below comparable communities in the region. By example, the Village’s authorized/budgeted number of full-time equivalent (FTE) positions for FY22 is 107. The total number of current FTEs employed by the Village is 101.5. The Village’s Management Team remains committed to providing the highest levels of service in the most cost efficient manner; however, the Village’s population and business base continues to grow, which correlates to an increase in demand for service in all departments.

**2022-2025 STRATEGIC PLAN ALIGNMENT**

The Strategic Plan identifies “*Organizational Excellence*” as a strategic focus and the following goal: “*Highest Level of Customer Service.*” Increasing staff levels within Public Works and Engineering is necessary to maintain service levels as the Village continues to grow.

**FINANCIAL IMPACT**

Based on a review of the Village’s current and future financial position in the General Fund, sufficient financial resources are available to cover the increase in personnel costs for the addition of a full-time Maintenance Worker.





**VILLAGE OF HUNTLEY  
AGENDA SUMMARY**

*May 12, 2022  
Village Board Meeting*

**LEGAL ANALYSIS**

None required.

**ACTION REQUESTED**

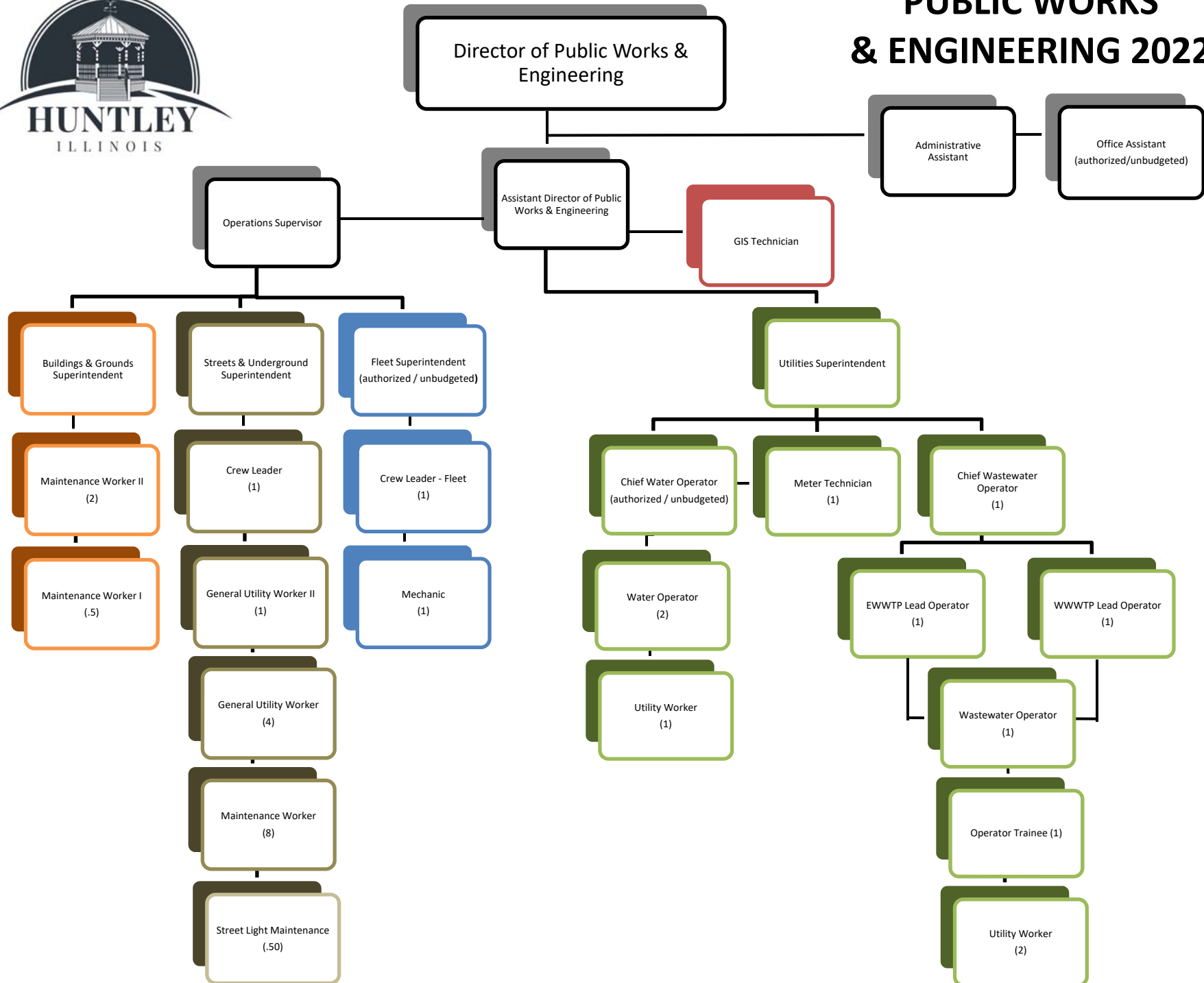
A motion of the Village Board Authorizing the Addition of a Full-Time Maintenance Worker in the Public Works and Engineering Streets, Underground Utilities & Fleet Services Division.

**SUPPORTING DOCUMENTS**

1. Draft Public Works and Engineering Department Organizational Chart
2. Comparison of Staffing Levels



# PUBLIC WORKS & ENGINEERING 2022



## Staffing Comparison

### VILLAGE OF BARTLETT EMPLOYEES PER 1,000 POPULATION COMMUNITY COMPARISON

Below are the results of a survey conducted in December 2021, comparing employees per 1,000 population for 34 suburbs in the area. Bartlett ranked 10th out of the 34 suburbs surveyed. Bartlett has been at or below this rank for many years. The comparison excludes Fire Department, Park and Recreation and Golf Course employees. The Village of Bartlett is unique due to its service of providing sewage treatment.

| Rank | Municipality      | Population | Full Time Employees* | Employees per 1,000 Population |
|------|-------------------|------------|----------------------|--------------------------------|
| 1    | Huntley           | 27,740     | 99                   | 3.57                           |
| 2    | Buffalo Grove     | 43,212     | 157                  | 3.63                           |
| 3    | Streamwood        | 39,577     | 144                  | 3.64                           |
| 4    | Wheaton           | 53,970     | 197                  | 3.65                           |
| 5    | Carpentersville   | 37,983     | 140                  | 3.69                           |
| 6    | South Elgin       | 21,393     | 80                   | 3.74                           |
| 7    | Palatine          | 67,908     | 254                  | 3.74                           |
| 8    | Roselle           | 22,897     | 87                   | 3.80                           |
| 9    | Lombard           | 44,476     | 177                  | 3.98                           |
| 10   | Bartlett          | 41,105     | 164                  | 3.99                           |
| 11   | Carol Stream      | 39,854     | 162                  | 4.06                           |
| 12   | Mt. Prospect      | 56,852     | 232                  | 4.08                           |
| 13   | Arlington Heights | 77,676     | 318                  | 4.09                           |
| 14   | Villa Park        | 22,263     | 93                   | 4.18                           |
| 15   | Hanover Park      | 37,470     | 157                  | 4.19                           |
| 16   | Park Ridge        | 39,656     | 168                  | 4.24                           |
| 17   | Des Plaines       | 60,675     | 263                  | 4.33                           |

| Rank | Municipality      | Population | Full Time Employees | Employees per 1,000 Population |
|------|-------------------|------------|---------------------|--------------------------------|
| 18   | Wheeling          | 39,137     | 171                 | 4.37                           |
| 19   | Schaumburg        | 78,723     | 346                 | 4.40                           |
| 20   | Downers Grove     | 50,247     | 221                 | 4.40                           |
| 21   | Glen Ellyn        | 28,846     | 129                 | 4.47                           |
| 22   | Glendale Heights  | 33,176     | 153                 | 4.61                           |
| 23   | Hoffman Estates   | 52,530     | 246                 | 4.68                           |
| 24   | Crystal Lake      | 40,269     | 190                 | 4.72                           |
| 25   | Bensenville       | 18,813     | 97                  | 5.16                           |
| 26   | Skokie            | 67,824     | 358                 | 5.28                           |
| 27   | Northbrook        | 35,222     | 194                 | 5.51                           |
| 28   | Elgin             | 114,797    | 656                 | 5.71                           |
| 29   | Niles             | 30,912     | 178                 | 5.76                           |
| 30   | Bloomington       | 22,382     | 131                 | 5.85                           |
| 31   | Geneva            | 21,393     | 129                 | 6.03                           |
| 32   | Addison           | 35,702     | 222                 | 6.22                           |
| 33   | St. Charles       | 33,081     | 229                 | 6.92                           |
| 34   | Elk Grove Village | 32,812     | 245                 | 7.47                           |



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**Agenda Item:** Consideration – Resolution Adopting a Small Business Assistance Grant Program

**Department:** Village Manager’s Office

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**INTRODUCTION**

The Village Board approved the 2022 Economic Development Work Plan on January 27th. One of the work plan action items is to implement small business assistance programs to provide assistance with start-up costs, expansion costs, and building and improvements and upgrades for both building owners and tenants. A draft set of program parameters was provided to the Village Board for review and discussion.

**STAFF ANALYSIS**

Per Village Board discussion, the following grant programs are proposed:

- Code Compliance Grant for Tenants, maximum of \$20,000 (no more than 25% of project cost)
- Building Owners Improvement Incentive Grant, maximum of \$30,000 (no more than 20% of project cost)
- Business Location, Start-Up, and Expansion Grant, maximum of \$20,000 (no more than 50% of project cost)

A summary of the programs and eligible expenditures is attached.

**2022-2025 STRATEGIC PLAN ALIGNMENT**

The Strategic Plan identifies “*Strong Local Economy*” as a strategic focus and the following goal: “*Location of Choice for New and Expanding Businesses of all Sizes.*” The assistance programs would help smaller businesses seeking to grow and expand.

**FINANCIAL IMPACT**

Applications will be accepted and reviewed on a first-come, first-serve basis, with grants awarded based on available funds. Actual cost to be determined depending upon the number of participants.

**LEGAL ANALYSIS**

None required.

**ACTION REQUESTED**

A motion is requested of the Village Board for a Resolution Adopting a Small Business Assistance Grant Program.

**SUPPORTING DOCUMENTS**

1. Program Summary
2. Draft Resolution



## VILLAGE OF HUNTLEY SMALL BUSINESS ASSISTANCE PROGRAMS

The Small Business Assistance Programs have been established to encourage the growth and success of new and existing businesses within the Village. Assistance with start-up costs, expansion costs, building improvements and upgrades will contribute to a well-maintained and diverse business community.

- All applications for Grants must be accompanied by a Business Plan in a format acceptable to the Village of Huntley.
- An applicant may be required to submit a Personal Financial Statement or other documents as requested.
- A personal interview with Village staff may be required.
- All businesses applying for a Grant must either (a) own the building or (b) provide a copy of an executed lease agreement for a term of no less than a three (3) year duration.
- All programs are based on the availability of budgeted funds in each fiscal year.
- A detailed project budget and evidence of paid expenses will be required in order to seek reimbursement.

**Note: Expenses will only be considered eligible under one (1) of the following programs. The Tenant and Building Owner may not request funds for the same project expenses.**

### **BUILDING IMPROVEMENTS/UPGRADES GRANT PROGRAM:**

#### **CODE COMPLIANCE GRANT FOR TENANTS | UP TO \$20,000**

Tenants renting business zoned space within Huntley may be eligible to receive funds not to exceed twenty-five (25%) of the project cost for code related items, maximum of \$20,000.

Qualifying expenditures of \$80,000 must be submitted to obtain a maximum possible reimbursement Grant of \$20,000.

Code related items for Tenants may include required landscaping improvements, signage improvements, parking and outdoor area improvements, electrical, plumbing, hvac and fire safety upgrades as specified by the Village of Huntley.

**BUILDING OWNER'S  
IMPROVEMENT  
INCENTIVE  
PROGRAM | UP TO  
\$30,000**

The Building Owner's Incentive Program assists property owners with major building renovations. Property owners of business zoned space within Huntley may be eligible to receive funds not to exceed twenty (20%) of the project cost, maximum of \$30,000.

Qualifying expenditures of \$150,000 must be submitted to obtain a maximum possible reimbursement Grant of \$30,000.

All work must be permanently fixed to the real estate.

Examples of permanent improvements include:

- Life safety and accessibility code requirements; repair/replacement of roof, floors, structural or partitioned walls or windows; repair/replacement of electrical, plumbing, heating or cooling system; and installation of an elevator, sprinkler, and fire or smoke alarm system.
- Professional fees are eligible.
- Tenant finish work (improvements specifically related to the use of the building) is not eligible.

**BUSINESS START-UP, LOCATION, AND EXPANSION GRANT PROGRAM:**

**BUSINESS START-UP  
AND EXPANSION  
GRANT PROGRAM |  
UP TO \$20,000**

Designed to assist new businesses looking to start operations in, or relocate to, Huntley and existing Huntley businesses that are looking to grow and expand within the Village.

Business owners may be eligible to receive funds not to exceed fifty percent (50%) of up to \$40,000 in qualifying expenditures incurred in the course of opening a new business or the expansion of a business.

Qualifying expenditures of \$40,000 must be submitted to obtain a maximum possible reimbursement Grant of \$20,000.

"Qualifying Expenditures" are defined for purposes of the Program as costs including:

- interior build-out
- purchase of machinery or equipment
- fixture purchases
- energy efficiency improvements
- upgrades to technology
- signage
- other expenses as approved by the Village

**A RESOLUTION ADOPTING  
A SMALL BUSINESS ASSISTANCE GRANT PROGRAM**

**Resolution (R)2022-05.xx**

WHEREAS, the Village of Huntley is a home rule unit of local government under the Illinois Constitution, 1970, Article VII, Section 6; and

WHEREAS, the Village Board approved the 2022 Economic Development Work Plan on January 27<sup>th</sup> and one of the work plan action items is to implement small business assistance programs to provide assistance with start-up costs, expansion costs, and building and improvements and upgrades for both building owners and tenants; and

WHEREAS, program parameters have been developed and presented for Village Board review and approval; an

WHEREAS, the Village Board has determined that it is in the best interest of the Village to provide assistance to small businesses seeking to start up, locate in, expand in or upgrade their facilities in the Village.

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF HUNTLEY as follows:

SECTION I: The Village of Huntley Board hereby approves the Small Business Assistance Grant Program as provided in the attached exhibit.

SECTION II: This resolution shall be in full force and effect from and after its passage and approval as provided by law.

SECTION III: All resolutions and parts of resolutions in conflict herewith are hereby repealed.

|                   | <u>Aye</u> | <u>Nay</u> | <u>Absent</u> | <u>Abstain</u> |
|-------------------|------------|------------|---------------|----------------|
| Trustee Goldman   | _____      | _____      | _____         | _____          |
| Trustee Holzkopf  | _____      | _____      | _____         | _____          |
| Trustee Kanakaris | _____      | _____      | _____         | _____          |
| Trustee Kittel    | _____      | _____      | _____         | _____          |
| Trustee Leopold   | _____      | _____      | _____         | _____          |
| Trustee Westberg  | _____      | _____      | _____         | _____          |

PASSED and APPROVED this 12<sup>th</sup> day of May 2022.

APPROVED:

ATTEST:

\_\_\_\_\_  
Timothy J. Hoeft, Village President

\_\_\_\_\_  
Rita McMahon, Village Clerk