

PUBLIC MEETING NOTICE AND AGENDA
VILLAGE OF HUNTLEY
COMMITTEE OF THE WHOLE MEETING



THURSDAY, MAY 20, 2010
7:00 P.M.
AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Public Comments
4. Items for Discussion
 - a) Discussion – May 6, 2010 Committee of the Whole Meeting Minutes
 - b) Discussion – May 27, 2010 Bill List in the amount of \$561,804.57
 - c) Discussion – Ordinance (O)2010-05.21 – Approval of a Simplified Residential Zoning Variance for rear-yard setback relief for 12345 Arlington Drive/Ray and Julie Schalk
 - d) Discussion – Ordinance (O)2010-05.22 – Approval of a Simplified Residential Zoning Variance for rear-yard setback relief for 13435 Ivy Drive/Steve Hermie
 - e) Discussion – Resolution (R) 2010-05.25 – Approval of a Temporary Use Permit Request for Temporary Banners for Sidewalk Sales at Prime Outlets Huntley, 11800 Factory Shops Boulevard
 - f) Discussion – Resolution (R)2010-05.26 – Renewal of a Contract with McHenry Analytical Water Laboratory for Community Water Supply Testing for the period July 1, 2010 through June 30, 2013
 - g) Discussion – Referral – General RV, Huntley Auto Mall
 - h) Discussion – Ordinance (O) 2010-05.23 – An Ordinance Amending Title XV, Land Usage Chapter 150, Building Regulations
 - i) Discussion – Ordinance (O)2010-05.24 – Acceptance of Public Improvements – Bakley’s 18th Addition East and West
 - j) Discussion – Transmittal of the Strategic Plan - Economic Profile
5. Village Attorney’s Report
6. Village Manager’s Report
7. Village President’s Report

8. Unfinished Business
9. New Business
10. Executive Session
 - a) Probable or Imminent Litigation and Pending Litigation
 - b) Contractual
 - c) Property Acquisition
 - d) Appointment, Employment, Dismissal, Compensation, Discipline and Performance of an Employee of the Village of Huntley
 - e) Collective Bargaining
 - f) Appointment, Discipline or Removal Public Officers
 - g) Purchase, Sale or Lease of Real Estate
 - h) Appointment of a Public Officer
 - i) Review of Closed Session Minutes
 - j) Other
11. Possible Action on any Closed Session Item
12. 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

Agenda Item: **May 6, 2010 Committee of the Whole Meeting Minutes**

Department: **Village Manager's Office**

Introduction

The following meeting minutes are being presented for Village Board approval:

- May 6, 2010 Committee of the Whole

Action Requested

A consensus of the Committee of the Whole to forward on to the Village Board for approval the above referenced meeting minutes.

Agenda Item: **May 27, 2010 Bill List in the amount of \$561,804.57**

Department: **Finance Department**

Included in the agenda packet is the May 27, 2010 Bill List. The Bill List has been reviewed by Staff. All is in order for Village Board approval at this time.

| | | |
|--|----|--------------|
| • Bill List - Detail Board Report | \$ | 84,111.17 |
| • Bill List – Manual Checks Issued - 4/01/10 | \$ | 14,453.26 |
| • Bill List – Manual Checks Issued - 4/09/10 | \$ | 2,192.03 |
| • Bill List – Manual Checks Issued - 4/16/10 | \$ | 348,179.77 |
| • Bill List – Manual Checks Issued - 4/21/10 | \$ | 210.00 |
| • Bill List – Manual Checks Issued - 4/27/10 | \$ | 112,607.31 |
| • Bill List – Petty Cash Checking Account | \$ | <u>51.03</u> |
| Total for approval: | \$ | 561,804.57 |
| • Vendor Summary Report | | |

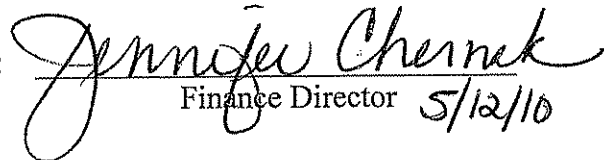
Village Board Action

A motion of the Village Board to authorize the payment of the May 27, 2010 Bill List in the amount of \$561,804.57

Reviewed by:

 5/13/10
Village Manager

Reviewed by:

 5/12/10
Finance Director

Petition: **Ordinance (O)2010-05.21 -- Approval of a Simplified Residential Zoning Variation for a building addition encroaching into the Rear Yard Setback – Ray and Julie Schalk, 12345 Arlington Drive**

Petitioners: **Ray and Julie Schalk**

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

Introduction

The petitioner is requesting relief from Village of Huntley Zoning Ordinance No. 97-07-24-01, (Annexation Agreement for Del Webb’s Sun City) which stipulates Site Standards for *Premier and Estate Residential Lots (single family)* which includes a 20-foot rear yard setback requirement.

The petitioner is requesting approval of 4.5 feet in relief from the required 20-foot rear yard setback to allow a 14 ft. x 12 ft. three-season room addition at the rear of the residence. The petitioner has cited that complying with the 20-foot rear yard setback requirement would not accommodate an addition large enough to meet the petitioner’s needs.

The Sun City Community Association Modifications Committee denied the petitioner’s project request due to the encroachment; however, the petitioner’s appeal to the Sun City Community Association’s Board of Directors was approved on March 17, 2010.

The Village’s Building Department has approved the building permit for the three-season room addition pending approval of the variation.

Zoning Board of Appeals Recommendation

The Zoning Board of Appeals Public Hearing on May 12, 2010 recommended approval of the petitioners’ request by a vote of 4 to 0, subject to the following condition:

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

Financial Impact

Not applicable.

Legal Analysis

Not required.

Village Board Action

A motion is requested of the Village Board to approve Ordinance (O)2010-05.21 – An Ordinance approving the Simplified Residential Zoning Variation building addition encroaching into the Rear Yard Setback – Ray and Julie Schalk, 12345 Arlington Drive

Exhibits

- Construction Elevations
- Final As-Built Plat of Survey showing proposed four-season room addition footprint
- Draft Ordinance

Petition: **Ordinance (O)2010-05.22 – Simplified Residential Zoning Variation for a building addition encroaching into the Rear Yard Setback – Steven Hermie, 13435 Ivy Drive**

Petitioners: **Steven Hermie**

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

Introduction

The petitioner is requesting relief from Village of Huntley Zoning Ordinance No. 97-07-24-01, (Annexation Agreement for Del Webb’s Sun City) which stipulates Site Standards for *Classic Residential Lots (single family)* which includes a 20-foot rear yard setback requirement.

The petitioner is requesting approval of four (4) feet in relief from the required 20-foot rear yard setback to allow a 12 ft. x 10 ft. four-season room addition at the rear of the residence. The petitioner has cited that complying with the 20-foot rear yard setback requirement would not accommodate an addition large enough to meet his needs.

The Sun City Community Association Modifications Committee denied the petitioner’s project request on March 15, 2010; however, the petitioner’s appeal to the Sun City Community Association’s Board of Directors was approved on April 8, 2010.

The Village’s Building Department has approved the building permit for the four-season room addition pending approval of the variation.

Zoning Board of Appeals Recommendation

The Zoning Board of Appeals Public Hearing on May 12, 2010 recommended approval of the petitioners’ request by a vote of 4 to 0, subject to the following condition:

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

Financial Impact

Not applicable.

Legal Analysis

Not required.

Village Board Action

A motion is requested of the Village Board to approve Ordinance (O)2010-05.22 – Simplified Residential Zoning Variation for a building addition encroaching into the Rear Yard Setback – Steven Hermie, 13435 Ivy Drive

Exhibits

- Construction Elevations with Photo of rear of residence
- Final As-Built Plat of Survey showing proposed four-season room addition footprint
- Draft Ordinance

Petition: **Resolution (R) 2010-05.25 - Temporary Use Permit Request for
Temporary Banners – Prime Outlets Huntley, 11800 Factory Shops
Boulevard**

Petitioner: **Prime Outlets Huntley**

Department: **Development Services, Planning and Zoning**

Introduction

Staff is in receipt of a request from Prime Outlets Huntley for the installation of a double-sided, 75"-tall, 36"-wide (approx. 25 square feet total - both sides) temporary banner advertising "Sidewalk Sale This Weekend" installed at two locations for a series of four (4) sidewalk sales from Memorial Day weekend through the weekend after Thanksgiving.

Two (2) signs will be installed, one next to the Prime Outlets sign at the southeast corner of Route 47 and Freeman Road, and the other, within the landscape island at the Factory Shops Boulevard entrance to the Prime Outlets property.

The Sidewalk Sales are scheduled for the following weekends:

Memorial Day Sale – Thursday, May 27th through Monday, May 31st, 2010

Fourth of July Sale - Thursday, July 1st through Monday, July 5th, 2010

Labor Day Sale – Thursday, September 2nd through Monday, September 6th, 2010

Thanksgiving Day Sale - Friday, November 26th through Monday, November 29th, 2010

Staff Analysis

Should the Village Board approve the Temporary Use Permit, Staff recommends the following conditions of approval:

1. A permit shall be obtained from the Development Services Department prior to each display period.
2. The Temporary Use Permit is not transferable to other events.

Financial Impact

The sign permit fee for the banner is \$75 plus \$.50 per square foot (25 sq. ft. = \$12.50 x 2 = \$25.00) for a total fee of \$100.00 per display period.

Legal Analysis

The Village Board's authorization for this request is required in accordance with the Sign Code §156.125 Prohibited Signs, subparagraph (K) prohibiting Banners and Flags.

Action Requested

A consensus of the Committee of the Whole to forward on to the Village Board for approval Resolution (R) 2010-05.25 - Granting a request for a temporary use permit allowing for the installation of the two (2) temporary banners for the series of four (4) weekend sales. .

Exhibits

- Sign Exhibit
- Draft Resolution

Agenda Item: **Resolution (R)2010-05.26 – Renewal of a Contract with McHenry Analytical Water Laboratory for Community Water Supply Testing for the period July 1, 2010 through June 30, 2013**

Department: **Public Works Department**

Introduction

The contract with McHenry Analytical Water Laboratory is being submitted for approval to renew a 3-year contract for community water supply testing. The contract is effective from July 1, 2010 through June 30, 2013. The Utilities Division (Water and Sewer) has been very satisfied with McHenry Analytical's level of service and professionalism since 2001. The village has not incurred any I.E.P.A. violations as part of this program.

Staff Analysis

Staff has compared the I.E.P.A. cost for community water supply testing with McHenry Analytical's cost for testing.

Financial Impact

The cost of the I.E.P.A. program is \$10,322.00 per year and McHenry Analytical's cost is \$9,725.00 per year. By electing to stay with McHenry Analytical, the price will be locked in for a three-year period as part of their price protection plan. Prices shown are unit costs. Quantities for each test vary. Total program cost with McHenry Analytical is \$9,725.00 per year.

| TEST | IEPA COST | McHENRY ANALYTICAL COST |
|------------------------|------------------|--------------------------------|
| SOC with Glyphosate | \$1,355.78 | \$775.00 |
| SOC without Glyphosate | \$1,168.64 | \$775.00 |
| VOC | \$171.78 | \$100.00 |
| IOC | \$205.68 | \$135.00 |
| Fluoride | \$19.02 | \$15.00 |
| TOC | \$52.49 | \$22.00 |
| Coliform E. Coli | \$18.00 | \$12.50 |
| Coliform Total | \$13.46 | \$12.50 |
| R226+R228+Gross Alpha | \$174.50 | \$255.00 |
| THM/HAA | \$160.60 | \$150.00 |
| Cyanide | \$17.52 | \$37.00 |
| Lead and Copper | \$8.16 | \$12.00 |

Action Requested

A consensus of the Committee of the Whole to forward on to the Village Board for approval Resolution (R)2010-05.26 – The renewal of a contract with McHenry Analytical Water Laboratory for Community Water Supply Testing for the period July 1, 2010 through June 30, 2013

Exhibits

- Price Protection Plan
- Draft Resolution

Petition: **Referral – General RV, Huntley Auto Mall**

Petitioner: **General RV**

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

Introduction

General RV, which sells recreation vehicles ranging from small pop-up campers to large motor homes is interested in purchasing and subdividing a lot at the Huntley Auto Mall. This lot is south of Huntley Chevrolet and immediately west of the outlet mall. Total site acreage would be just over 8 acres. General RV is based in Michigan, with additional locations in Florida and Utah. This would be the first facility in Illinois. Background information on the company as posted on their web site is attached.

Staff Analysis

The proposed 31,750 square foot building would include showroom space and a maintenance area. The site is proposed to have 55 parking stalls for customers and employees, and 200 parking stalls for recreational vehicles. Two access points are proposed off the ring road.

The site is zoned C-2. Recreational vehicle sales and service is allowed as a special use in the C-2 Commercial District.

Due to the irregular shape of the lot, there may be some relief needed on setbacks.

Financial Impact

Not applicable.

Legal Analysis

Not required.

Action Requested

A consensus of the Committee of the Whole to refer General RV to the Plan Commission to begin the formal development review and approval

Exhibits

- Concept Plan layout dated March 18, 2010, prepared by V3 Companies
- General RV history as posted on www.generalrv.com

About General RV (from www.generalrv.com)

What began over almost 50 years ago as a "mom and pop" family business, General RV reached heights that few businesses rarely achieve. To be recognized as not only one of the leaders, but number ONE in your field, is truly an honor! In 2001, General RV Centers reached that pinnacle when Statistical Surveys, Inc. announced that General RV became the **largest volume RV Dealer in the country**. Since 2001, General RV has opened six new super stores in Grand Rapids, White Lake, Birch Run - Michigan, North Canton - Ohio, Jacksonville - Florida, and Salt Lake City - Utah and has continually remained one of the top 4 dealers in the country.

But how did this Michigan success story start? In 1962, Abe Baidas took his family on a camping trip out West. That trip became the impetus for a business that would grow beyond his wildest dreams. By renting camping trailers from his gas station, he watched his idea blossom into what it is today. What nearly 5 decades ago was essentially a three-man business now **employs around 400 people**. For the first 10 years the direction and growth of the company rested in the hands of Abe and his partner and son, Dick. Over the next 30 years the business continued to grow and prosper under the leadership of Abe's sons, Dick and Rob. A **third-generation** Baidas, Dick's son, Loren, joined the management of the company in 1999. Dick's son-in-law Wade Stuft joined the business in 2003.

In 2006 the General RV Family suffered a devastating loss with the unexpected death of Dick Baidas at the age of 58. His positive impact on the RV industry, his success in business, his character and the respect from people who worked with him exemplifies that **honesty, integrity** and **hard work** certainly pay off. In 2007, Dick Baidas was nominated for the RV Hall of Fame for his positive impact on customers, employees, dealers and manufacturers. In 2009 he was inducted into the RV Hall of Fame.

Today Rob, Loren, and Wade and many dedicated employees work together to continue to grow and improve General RV. **General RV's 9 locations**, with **over 120 service bays** and a **multi-million dollar parts inventory** now include Wixom, Brownstown, Wayland/Grand Rapids, Mt. Clemens, White Lake, Birch Run - Michigan, North Canton - Ohio, Jacksonville - Florida, and Salt Lake City - Utah with plans for continued expansion.

After starting out with only camping trailers, or pop-ups as they are commonly referred to, General RV now carries a full line of recreational vehicles, including luxury diesel pusher motor homes! In the 60s, the company's sales reached approximately 200 units per year. This year, sales are on track to exceed 5,000 RVs. General RV outsells it's nearest competitor in the State of Michigan nearly 6 to 1. When you come to one of General RV's locations you will see the nation's leading brands including **Winnebago, Coachmen, Starcraft, Tiffin, Fleetwood, Forest River, Jayco, and Keystone**, just to name a few. General RV Center doesn't just display great products, they are the top in sales and have earned multiple awards for service and parts. You will find the best selection of pre-owned RVs as well! Looking to the future, General RV developed a website that allows buyers to "virtually" see the entire inventory on line. General RV continues to invest in new service technology to provide improved service to our customers.

Despite its enormous accomplishments and size, **General RV remains a family business**. It is still very much a family oriented dealer, as evidenced by the number of its customers that started out in a pop-up and are now driving a motor home from General RV. It is not unusual to see grandchildren of customers getting their first RV from the same salesperson who sold to their grandparents! The Baidas family has always remained focused on their number one asset, their customers! Over 500,000 satisfied General RV customers can't be wrong. And someday there may very well be a fourth generation of Baidas' carrying on the tradition that Abe Baidas started long ago.

General RV now offers **Same Day Service, on-the-spot financing** and in-stock parts and accessories. There is over **20,000 square feet of parts and accessories** for ALL major brands of motor homes, fifth wheels, camping trailers, travel trailers, truck campers, and used RVs.

General RV is a Grand Rapids RV Dealers, Kalamazoo RV Dealers, Lansing RV Dealers, Flint RV Dealers, and Cleveland RV Dealers that has outstanding selection of RVs at all of our locations! No matter which location you choose, you have over hundreds of RVs to pick from.

RV Manufacturers/Models and Makes

Airstream RV
American Coach
American Hauler
Coachmen RV
Damon
Entegra Coach
Fleetwood RV
Forest River RV
Four Winds RV
Frontier RV
Gulf Stream RV
Heartland
Itasca
Jayco
Keystone RV
Open Range RV
Palomino
Prime Time Manufacturing
Starcraft
Tiffin Motorhomes
Viking
Winnebago

Agenda Item: **Ordinance (O) 2010-05.23 – An Ordinance Amending Title XV, Land Usage Chapter 150, Building Regulations**

Department: **Development Services, Building and Code Enforcement Division**

Introduction

The Village adopted the 2003 editions of the International Code Council Building Codes (I-Codes) in 2005, with various local amendments. The local amendments have been revised several times since then, with the most recent revision in 2008. Many of the Village's local amendments have been addressed with the 2006 ICC codes. As a result, the number of local amendments with the adoption of the 2006 codes is minimal.

Staff Analysis

The amendment to Chapter 150, Building Regulations, of Title XV consists of replacing previous language in this chapter with the new 2006 I-Codes. No changes have been made to the 2005 National Electric Code Amendments or to the 2004 State of Illinois Plumbing Code. A summary of the revisions to the International Residential Code Amendments is attached.

Financial Impact

Not applicable.

Legal Analysis

None required.

Action Requested

A consensus of the Committee of the Whole to forward on to the Village Board for approval Ordinance (O) 2010-05.23 - An Ordinance Amending Title XV, Land Usage Chapter 150, Building Regulations

Exhibits

- Summary of Revisions to International Residential Code Amendments
- Draft Ordinance

SUMMARY OF REVISIONS TO INTERNATIONAL RESIDENTIAL CODE AMENDMENTS

The following items represent the changes to the currently adopted amendments to the International Residential Code. The 2006 International Residential Code will reflect these changes.

- **R101.2 Scope.** The current amendment, which does not allow the use of the Existing Building Code, is being deleted due to the fact that the 2006 IRC no longer allows the use of this code for existing structures.
- **R309.2 Separation required.** The current amendment requires the use of five-eighths inch (5/8") drywall for all garage walls and ceilings. This is addressed in the 2006 IRC and half-inch (1/2") drywall will be allowed in most areas, while five-eighths inch (5/8") drywall will be necessary in other areas. All garages will remain fully dry walled.
- **R310 Emergency Escape and Rescue openings.** The current amendment requires a minimum of two escape windows in every basement and a provision for additional escape windows for basements larger than 1,000 square feet in size. The new amendment allows smaller basements to have only one escape window (as required by the IRC) but still requires additional escape windows for basements over 1,000 square feet in area.
- **R317.1 Two Family Dwellings.** The current amendment requires the use of a two-hour rated firewall between all attached dwelling units. This amendment will be deleted due to the current fire sprinkler requirements and the cost of the firewall installations. There are firewall requirements in the 2006 IRC which afford additional protection within multi-family dwelling units as this amendment did.
- **R403.1.1 Minimum footing size.** The current amendment requiring minimum footings to be 10" deep by 20" wide is being deleted. The minimum footing size will be 8" deep by 16" wide as allowed in the IRC. Larger footings may be required as prescribed by the IRC depending on the size of the structure.
- **R502.14 Truss Protection.** The current amendment requires all manufactured lumber products to be protected by five-eighths inch (5/8") drywall. This amendment will be deleted and the protection of such components will be as prescribed by the manufacturer's installation instructions and IRC requirements.
- **R602.3.1.1 Stud size, height and spacing.** The current amendments to the IRC require a maximum stud spacing of 16 inches. This amendment is being eliminated and all facets of wall framing will be as allowed in the 2006 IRC.
- **R602.10 Wall Bracing.** The current amendments require wood structural panels as the only approved form of corner bracing for wall construction. This amendment is being eliminated to allow the use of other products for corner bracing per the 2006 IRC. Many of the other methods of corner bracing allow for the use of "green" products.

- **R802.10.2.1 Design.** The current amendments require the roof trusses to be designed to a minimum 20 PSF live load along the bottom chord for additional strength. This requirement has been added to the 2006 IRC and is no longer needed in amendment form.
- **Chapter 11. Energy Efficiency.** The current amendments alter certain requirements of Chapter 11. The new State of Illinois Energy Code now dictates any and all requirements related to energy efficiency.
- **M1401.1.1 Installation.** The current amendments to Chapter 11 as described above mandate the use of high efficiency furnaces and water heaters. This requirement is being re-located to the mechanical chapters in order to maintain the requirement. The use of high efficiency appliances will be required in the 2012 code cycle and it is preferable to retain consistency in the use of such appliances in new construction throughout the Village.
- **M1502 Range Hoods.** The current amendments do not allow the use of ductless range hoods. This amendment will be eliminated and ductless hoods will be allowed.
- **E3701.2 Allowable Wiring Methods.** The current amendments did not include a requirement for the use of steel conduit in residential structures. We are adding this requirement to the IRC electrical section in order to avoid revising the National Electrical Code amendments for just one item.
- **Appendices.** Appendices I, J, L, O and P are not being adopted as part of this adopting ordinance due to the fact that the Village has current requirements to replace them.

Agenda Item: **Ordinance (O)2010-05.24 - Acceptance of Public Improvements – Bakley’s 18th Addition East and West**

Petitioner: **Bakley Construction Corporation**

Department: **Engineering Department**

Introduction

The Village Board routinely accepts for ownership and maintenance, subdivisions once public improvements are successfully constructed and inspected.

The Village has received a request from Bakley Construction Corporation (BCC), for the acceptance of Bakley’s 18th Addition East and West, along with the reduction of the performance guarantee for the public improvements.

Staff Analysis

BCC has been working to correct the punch list items generated by the Village for the past several weeks. Punch list work has now been substantially completed.

It is recommended that the Village accepts the public improvements for maintenance for Bakley’s 18th Addition East and West with modifications to the financial securities as follows:

| Project | Cost Estimate | Performance Bond Amount (120% of Estimate) | Proposed Disposition | Maintenance Amount Required (10% of Performance Bond) |
|--|----------------------|---|-----------------------------|--|
| Bakley’s 18 th Addition East and West | \$284,039.15 | \$340,846.98 | Reduction | \$34,084.69 |

The maintenance securities shall remain in effect for three (3) years from the date of acceptance by the Village Board of Trustees.

Financial Impact

Not required.

Legal Analysis

Not required.

Action Requested

A consensus of the Committee of the Whole to forward on to the Village Board for approval Ordinance (O)2010-05.24 - Acceptance of Public Improvements – Bakley’s 18th Addition East and West.

Exhibits

- Map of Bakley’s 18th Addition East and West Subdivisions
- Letter of Request
- Draft Ordinance

Agenda Item: **Strategic Plan – Draft Economic Profile**

Department: **Village Manager’s Office**

Introduction

One of the items identified for inclusion in the Strategic Plan is an economic analysis of the Village. Staff has prepared a draft Economic Profile for Village Board review and discussion at the May 27th Strategic Plan Workshop. The profile includes an analysis of the demographics of the Village, income characteristics, educational attainment, housing, employment, labor force, building permits, assessed valuation, and retail sales.

The profile provides a snapshot of economic indicators and trends that impact the economic well-being of the Village.

Exhibits

- Draft Economic Profile