

**VILLAGE OF HUNTLEY  
COMMITTEE OF THE WHOLE MEETING  
March 1, 2012  
MINUTES**

**CALL TO ORDER:**

A meeting of the Committee of the Whole of the Village of Huntley was called to order on Thursday, March 1, 2012 at 7:00 p.m. in the Municipal Complex, Village Board Room, 10987 Main St., Huntley, Illinois 60142.

**ATTENDANCE:**

**PRESENT:** Mayor Charles Sass; Trustees: Pam Fender, Ron Hahn, Nick Hanson, Niko Kanakaris, Harry Leopold and John Piwko.

**ABSENT:** None

**IN ATTENDANCE:** Village Manager David Johnson, Management Assistant Barbara Read and Village Attorney Mike Coppedge.

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

**PUBLIC COMMENTS:** None

**ITEMS FOR DISCUSSION:**

- a) Discussion – February 9, 2012 Village Board and February 16, 2012 Committee of the Whole Meeting Minutes

Mayor Sass asked the Committee if they had any comments or changes to the Minutes; there were none.

*It was the consensus of the Committee of the Whole to forward on to the Village Board for approval the February 9, 2012 Village Board and February 16, 2012 Committee of the Whole Meeting Minutes.*

- b) Discussion – March 8, 2012 Bill List in the amount of \$178,273.12

Mayor Sass asked the Committee if they had any comments or questions regarding the Bill List; there were none.

*It was the consensus of the Committee of the Whole to forward on to the Village Board for approval the March 8, 2012 Bill List in the amount of \$178,273.12.*

- c) Discussion – Ordinance (O)2012-03.08 – Acceptance of Public Improvements for Lot 17 Huntley Corporate Park (FYH Bearing)

Village Manager David Johnson reported that the Village Board routinely accepts public improvements for ownership and maintenance once said improvements have been successfully constructed and inspected. The Village has received a request from Reiche Construction, Inc. for acceptance of the Lot 17

Huntley Corporate Park Project (FYH Bearing) public improvements along with release of the performance guarantee for said public improvements.

Staff Analysis

The public improvements punch lists generated by the Village and CBBEL have been successfully completed by Reiche Construction, Inc. It is recommended that the Village accept the public improvements for the Lot 17 Huntley Corporate Park Project and release the current performance guarantee as follows:

<b>Project</b>	<b>Current Performance LOC Amount</b>	<b>Proposed Disposition</b>	<b>Maintenance Security Required (10%)</b>
Lot 17 Huntley Corporate Park	\$181,365.60	Release	\$18,136.56

The current performance security may be released upon receipt of a one-year maintenance security in the amount of \$18,136.56.

Financial Impact

All applicable escrow accounts shall be current prior to release of the performance bond.

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

***It was the consensus of the Committee of the Whole to forward on to the Village Board for approval Ordinance (O)2012-03.08 – Acceptance of Public Improvements for Lot 17 Huntley Corporate Park.***

d) Discussion – Potential Setback Relief Necessitated by the Interchange Project

Village Manager David Johnson reviewed a Power Point map and reported that due to the Interstate 90 Tollway/Route 47 Interchange project, the Illinois State Toll Highway Authority must acquire right-of-way adjacent to the west and east sides of Route 47 that will potentially impact the buildable area on three lots. The three vacant, undeveloped properties are Lot 1 Huntley Automall Resubdivision and Lot 2 of Huntley Automall Resubdivision No. 2 (northeast of the I-90/Route 47 interchange) and Lot 3 of Huntley Corporate Park Phase One (northwest of the I-90/Route 47 interchange). The Tollway is also acquiring property from the Huntley Outlet Center; however, the acquisition does not necessitate relief to be approved by the Village Board.

The two (2) Huntley Automall lots are zoned “C-2-PDD” Regional Retail and Lot 3 of the Huntley Corporate Park is zoned “O-PDD” Corporate Office. Both zoning districts require fifty (50) foot building and parking setbacks adjacent to Route 47.

Given the required setbacks within the two zoning districts and the respective proposed right-of-way acquisitions along each side of Route 47, the buildable areas within each property will be reduced if the full fifty (50) foot setback is applied after the right-of-way taking. A reduction in the buildable area of the lots will result in higher acquisition costs of the interchange project; therefore, Staff is recommending relief be granted to allow a reduction in setbacks to the three impacted lots so not to reduce the buildable area of the lots.

### Staff Analysis

The proposed right-of-way taking varies between the east and west sides of Route 47; therefore staff is recommending different approaches to relief for the subject lots.

#### *East Side of Route 47*

The proposed right-of-way taking from Lot 1 Huntley Automall Resubdivision and Lot 2 of Huntley Automall Resubdivision No. 2 will result in a loss of approximately fifty (50) feet from the Route 47 frontage of the two lots. In order to minimize the impact of the taking, it is recommended that the required setback from the new Route 47 right-of-way be reduced from fifty (50) feet to twenty-five (25) feet and that the front yard setback also be reduced from fifty (50) feet to twenty-five (25) feet. This essentially shifts the building envelope twenty-five (25) feet to the east to maintain the same buildable area for the two lots.

It is also recommended that the parking setback be reduced along the Route 47 frontage from fifty (50) to zero (0). Although this relief is substantial, staff notes that there will be approximately sixty-five (65) feet between the edge of Route 47 pavement and the edge of the right-of-way. A Tollway representative has indicated they could plant trees within the right-of-way to replace those that will be removed as a result of the project. The parking setback along the frontage of Automall Drive will remain ten (10) feet.

#### *West Side of Route 47*

The proposed right-of-way taking from Lot 3 of Huntley Corporate Park Phase One will result in a loss from that ranges from approximately thirteen (13) feet to thirty-two (32) feet. In order to maintain the existing buildable area, staff is recommending that relief is granted to allow the building setback line to remain in the same location. This results in relief being necessary to reduce the required setback from fifty (50) feet to approximately twelve (12) feet at the narrowest point and approximately thirty-two (32) feet at the widest point (the proposed right-of-way line is not a straight line).

### Financial Impact

If relief is not granted, the reduced buildable area for the impacted lots will result in higher property acquisition costs for the interchange project.

Village Manager Johnson reported that the setbacks would be amended only if property negotiations with Horizon are completed.

Mayor Sass asked if the Committee had any comments or questions.

Trustee Fender suggested that the trees removed be replaced with trees or bushes so that there is four seasons of color.

Trustee Leopold suggested that the trees to be removed be temporarily removed so that they can be moved back into place once the project is completed; if not, same size trees should replace those that need to be removed.

There were no other comments or questions.

***It was the consensus of the Committee of the Whole to forward on to the Village Board for approval Ordinance (O)2012-03.09 – An Ordinance Recognizing the Acquisition of Right-of-Way adjacent to the West and East Side of Route 47 by the Illinois State Toll Highway Authority for the Route 47/I-90 Full Interchange.***

e) Discussion - Resolution (R)2012-03.07 – Authorizing a multi-year Fireworks Display Agreement with Mad Bomber Fireworks Productions

Village Manager David Johnson reported that the Village has contracted with Mad Bomber Fireworks Productions for the annual fireworks displays from 1997 through 2001 and again from 2004 through 2011. The annual fireworks display is held at the Huntley Outlet Mall parking lot on July 4<sup>th</sup> with a rain date of the following Saturday.

Staff Analysis

Mad Bomber continues to honor the contract amount of \$10,000 as it has done for the past several years. Mad Bomber is offering a multi-year contract which is a one-year contract with a three-year extension which includes 10 percent more fireworks in the final year of the contract (2015). Mad Bomber offers some new and exciting fireworks each year to the Huntley audience.

Financial Impact

The contract amount of \$10,000 is budgeted in FY2012 Budget Line Item 1-10-2-6351 (Special Events).

Legal Analysis

The Agreement has been reviewed by the Village Attorney and all is in order for consideration.

Village Manager Johnson reported that Staff has been in discussion with Mad Bomber who would be willing to add language to the contract relieving the Village should Mad Bomber not produce acceptable firework displays.

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

*It was the consensus of the Committee of the Whole to forward on to the Village Board for approval Resolution (R)2012-03.07 – Authorizing a Multi-Year Fireworks Display Agreement with Mad Bomber Fireworks Productions in an amount not-to-exceed \$10,000 per year.*

**VILLAGE ATTORNEY’S REPORT:** None

**VILLAGE MANAGER’S REPORT:** None

**VILLAGE PRESIDENT’S REPORT:**

Mayor Sass reported that the Village will be hosting an Electric Aggregation Referendum informational open house on Thursday, March 8<sup>th</sup> from 5:00 p.m. to 7:00 p.m. in the front lobby of the Municipal Complex.

**UNFINISHED BUSINESS:** None

**NEW BUSINESS:** None

**EXECUTIVE SESSION:** None

**ACTION ON CLOSED SESSION ITEM:** None

**ADJOURNMENT:**

**There being no further items to discuss, a MOTION was made to adjourn the meeting at 7:15 p.m.**

**MOTION: Trustee Piwko**

**SECOND: Trustee Fender**

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

Respectfully submitted,

Barbara Read  
Recording Secretary