

**VILLAGE OF HUNTLEY  
COMMITTEE OF THE WHOLE MEETING  
May 20, 2010  
MINUTES**

**CALL TO ORDER:**

A meeting of the Committee of the Whole of the Village of Huntley was called to order on Thursday, May 20, 2010 at 7:00 p.m. in the Municipal Complex Village Board Room located at 10987 Main Street, Huntley, Illinois 60142.

**ATTENDANCE:**

**PRESENT:** Mayor Charles Sass; Trustees: Pam Fender, Jay Kadakia, Niko Kanakaris, Harry Leopold and John Piwko.

**ABSENT:** Trustee: Paul Mercer

**IN ATTENDANCE:** Village Manager David Johnson, Senior Assistant to the Village Manager Lisa Armour, Management Assistant Barbara Read, Chief Building Official Keith Rooney and Village Attorney Mike Coppedge.

**PLEDGE OF ALLEGIANCE:** The Pledge of Allegiance was led by Mayor Sass.

**PUBLIC COMMENTS:** None

**ITEMS FOR DISCUSSION:**

- a) Discussion – May 6, 2010 Committee of the Whole Meeting Minutes

Mayor Sass asked if the Committee had any comments, questions or changes to the May 6, 2010 Minutes; there were none.

*It was the consensus of the Committee of the Whole to forward on to the Village Board for approval the May 6, 2010 Committee of the Whole Meeting Minutes.*

- b) Discussion – May 27, 2010 Bill List in the amount of \$561,804.57

Mayor Sass reported that included in the agenda packet was 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

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 the 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

Senior Assistant to the Village Manager Lisa Armour reviewed a Power Point Presentation and reported that the petitioners are 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 petitioners are 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.

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)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

Senior Assistant to the Village Manager Lisa Armour reviewed a Power Point Presentation and reported that 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.

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)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

Mayor Sass reported that the Village is in receipt of a request from Prime Outlets Huntley for the installation of a double-sided, 75"-tall, 36"-wide (approx. 37.50 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 27<sup>th</sup> through Monday, May 31<sup>st</sup>, 2010

Fourth of July Sale - Thursday, July 1<sup>st</sup> through Monday, July 5<sup>th</sup>, 2010

Labor Day Sale – Thursday, September 2<sup>nd</sup> through Monday, September 6<sup>th</sup>, 2010

Thanksgiving Day Sale - Friday, November 26<sup>th</sup> through Monday, November 29<sup>th</sup>, 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 each banner is \$75 plus \$.50 per square foot (37.50 x \$.50 = \$18.75) for a total fee of \$187.50 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.

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) 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

Mayor Sass reported that 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

Mayor Sass asked if the Committee had any comments or questions; there were none. Trustee Kadakia asked if the company was certified to test for Radium or did they send that out; Village Manager Johnson stated that he believed the company was certified but will confirm that with Public Works.

***It was the consensus of the Committee of the Whole to forward on to the Village Board for approval 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

Village Manager David Johnson reviewed a Power Point Presentation and reported that 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 was included in the packet.

#### 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.

Village Manager Johnson reported that Mr. Rob Baidas, owner of General RV was in attendance to answer questions.

Trustee Fender asked if they sell new or used vehicles; Mr. Baidas reported that they sell about 20% used RVs and 80% new RVs. He also reported that 30% of the RVs they sell are motorized and 70% are a trailer type of RV. Trustee Fender asked if they will begin selling off-site while the site is being built; Mr. Baidas said that they will begin selling when their business opens in the completed site. Mr. Baidas stated that they will be participating in a show in Rosemont in January but the business will open in March.

Trustee Leopold asked if they will be selling RVs on consignment; Mr. Baidas said no.

Trustee Leopold asked what specific relief was the petitioner requesting. Mr. Baidas said that they will be requesting setback relief for parking.

Trustee Piwko asked Mr. Baidas what the average yearly sales were; Mr. Baidas stated that about five years ago they were approximately \$200 million; last year approximately \$140 million; and this year they anticipate sales at \$180-\$190 million. Trustee Piwko stated that he noticed that the Automall Sign had been removed; Village Manager Johnson stated that it was removed because it was in disrepair. Mr. Baidas stated that they are hoping to work in conjunction with the Automall on signage and well as with the Tollway.

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

***It was the consensus of the Committee of the Whole to forward on to the Village Board for approval the Referral of General RV/Huntley Auto Mall to the Plan Commission to begin the formal development review process.***

- h) Discussion – Ordinance (O) 2010-05.23 – An Ordinance Amending Title XV, Land Usage Chapter 150, Building Regulations

Senior Assistant to the Village Manager Lisa Armour reported that 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 was included in the packet.

Ms. Armour reported that Mr. Keith Rooney, Chief Building Official, was in attendance to answer questions.

Mayor Sass asked if the Committee had comments or questions.

Trustee Fender asked about the deletion of R317.1 Two Family Dwellings. Mr. Rooney stated that this section was being deleted because the current fire sprinkler requirements are in place that affords protection within multi-family dwelling units. Trustee Fender questioned the amendment of R602.3.1.1 Stud Size, Height and Spacing; Mr. Rooney stated that this amendment allows developers the option to going greener in their building. Trustee Fender asked if metal was allowed and Mr. Rooney said yes. Trustee Fender asked about R602.10 Wall Bracing; Mr. Rooney stated that this amendment will allow for the use of other products for corner bracing such as “green” products. Trustee Fender asked about Chapter 11 Energy Efficiency; Mr. Rooney stated that this chapter is no longer governed by the International Residential Code and that the new State of Illinois Energy Code now dictates any and all requirements related to energy efficiency.

Mayor Sass asked if there were other 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) 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 18<sup>th</sup> Addition East and West

***Mayor Sass reported that this item will be tabled until a June Village Board meeting.***

j) Discussion – Transmittal of the Strategic Plan - Economic Profile

Village Manager David Johnson reported that 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's review and discussion at the May 27<sup>th</sup> 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.

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

Village Manager Johnson also reported that the compilation of the Resident Survey results will be included in the packet for the May 27<sup>th</sup> Village Board meeting and Strategic Plan Workshop.

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

This agenda item was for informational purposes only and did not require any action by the Committee.

**VILLAGE ATTORNEY'S REPORT:** None

**VILLAGE MANAGER'S REPORT:**

Village Manager Johnson reported that the following two items were received after the packets were distributed but should be considered prior to June 1, 2010; Village Manager Johnson reviewed the following with the Committee for inclusion in the May 27, 2010 Village Board Agenda (documentation was distributed to the Committee):

- a) Ordinance (O)2010-05.25 – An Ordinance Amending Ordinance (O)2009-04.12 An Ordinance Providing for the Issuance of Not to Exceed \$14,500,000 of Tax Increment Allocation Revenue Refunding Bonds (Huntley Redevelopment Project), Series 2009 of the Village of Huntley.

Village Manager Johnson reported that in April 2009, the Village Board approved the issuance of Tax Increment Allocation Revenue Refunding Bonds (Huntley Redevelopment Project), Series 2009.

Staff Analysis

Recent discussions between the Village and MuniCap (TIF consultants) discovered an error in the language of the bond ordinance adopted by the Village Board in 2009. Foley and Lardner (TIF legal counsel) was contacted and upon review of the 2009 ordinance it was confirmed that Section 18(b) of the Bond Ordinance was written incorrectly.

Section 18(b) refers to the manner in which funds are drawn upon to make the debt service payments.

“If there is any shortfall in the Bond Fund to make such debt service payments, the amount of such shortfall shall be immediately transferred to the Bond Fund, first from the Reserve Fund and second from the Supplemental Reserve Fund, to the extent of amounts on deposit therein.”

The language should state that the Supplemental Reserve Fund should be first, not the second, source of funds to make up any shortfall in the Bond Fund. The Reserve Fund should not be drawn on unless there are no funds on deposit in the Supplemental Reserve Fund.

#### Legal Analysis

Bond Counsel has drafted the amendment for Board approval on May 27, 2010 as this change needs to be approved prior to the June 1, 2010 bond payment due date.

Mayor Sass asked if the Committee had 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)2010-05.25 – An Ordinance Amending Ordinance (O)2009-04.12 An Ordinance Providing for the Issuance of Not to Exceed \$14,500,000 of Tax Increment Allocation Revenue Refunding Bonds (Huntley Redevelopment Project), Series 2009 of the Village of Huntley.***

- b) Resolution (R)2010-05.27 – Authorizing the Execution of an Intergovernmental Agreement between the Villages of Huntley and Lake in the Hills for Paving Work on Reed Road

Village Manager Johnson reported that the Reed Road Reconstruction project began on April 19, 2010. The road reconstruction begins just east of Haligus Road to 300 feet west of Cambridge Drive (the entrance to Southwind). The total length of improvements is 2,418 feet. The easternmost ending point is at the terminus of the Village's jurisdiction.

#### Staff Analysis

Last year, the Village of Lake in the Hills (LITH) resurfaced the portion of Reed Road under their jurisdiction east of Huntley's project; however, it was determined at the commencement of our project that approximately 300 feet of Reed Road west of Cambridge Drive/Annandale Drive, which is under LITH's jurisdiction, was not resurfaced during that time.

Village staff contacted LITH to notify them of the gap and offered to execute a change order to our contract for the repair and resurfacing of this portion within LITH municipal boundaries so there is not a gap between the improved pavement surfaces.

#### Financial Impact

The total cost is \$11,021.60. Through the proposed Intergovernmental Agreement, LITH agrees to pay the Village a flat fee of \$5,520.00 for the work performed at the completion of the project. The remainder will be paid by the Village via the Development Agreement with Centegra Health System/NIMED Corp. for Reed Road Reconstruction.

#### Legal Analysis

The Village Attorney has reviewed the Intergovernmental Agreement and finds it acceptable.

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)2010-05.27 – Authorizing the Execution of an Intergovernmental Agreement between the Villages of Huntley and Lake in the Hills for Paving Work on Reed Road.***

**VILLAGE PRESIDENT’S REPORT:**

Mayor Sass reported that he, Staff, State Representative Mike Tryon and Mr. Rich Carter from Congressman Manzullo’s office met with Mr. George Weber, Bureau Chief, from IDOT regarding the possibility of placing an Amtrak Station in Huntley.

Mayor Sass reported that he and Staff also attended the NICTI meeting in Belvidere regarding the new Amtrak route.

**UNFINISHED BUSINESS:** None

**NEW BUSINESS:** None

**EXECUTIVE SESSION:**

**A MOTION was made at 7:51 p.m. to enter into Executive Session for the purpose of c) Property Acquisition, Purchase, Sale or Lease of Real Estate.**

**MOTION: Trustee Kadakia**  
**SECOND: Trustee Piwko**  
**The Voice Vote noted all ayes and the motion carried.**

**A MOTION was made at 8:00 p.m. to exit Executive Session.**

**MOTION: Trustee Leopold**  
**SECOND: Trustee Kanakaris**  
**The Voice Vote noted all ayes and the motion carried.**

**POSSIBLE ACTION ON ANY CLOSED SESSION ITEM:** None

**ADJOURNMENT:**

**There being no further business to discuss, a MOTION was made to adjourn the meeting at 8:01 p.m.**

**MOTION: Trustee Fender**  
**SECOND: Trustee Piwko**  
**The Voice Vote noted all ayes and the motion carried.**

Respectfully submitted,

Barbara Read  
Recording Secretary