

**VILLAGE OF HUNTLEY  
VILLAGE BOARD MEETING  
May 26, 2011  
MINUTES**

**CALL TO ORDER:**

A meeting of the Village Board of the Village of Huntley was called to order on Thursday, May 26, 2011 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, Nick Hanson, Niko Kanakaris, Harry Leopold, Paul Mercer and John Piwko.

**ABSENT:** None

**IN ATTENDANCE:** Village Manager David Johnson, Senior Assistant to the Village Manager Lisa Armour, Management Assistant Barbara Read, Village Attorney Mike Coppedge.

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

**PUBLIC COMMENT:**

Mr. Malcolm Fisher, 12693 Rock Island Trail, Huntley stated that it was a very bad idea to allow a cell tower to go up in the proposed location as it is setting a precedent.

**CONSENT AGENDA:**

(All items listed under Consent Agenda have been discussed at the Committee of the Whole and may be approved/accepted by one motion.)

- a) Approval of the May 26, 2011 Bill List in the amount of \$372,459.84
- b) Approval of Ordinance (O)2011-05.24 – An Ordinance Approving a Wall Sign in excess of the maximum number and size allowed per the Signage Standards (Exhibit K) of the Huntley Development Limited Partnership Annexation Agreement
- c) Approval of Resolution (R)2011-05.21 - Approval of the Bid Award to Era Valdivia Contractors, Inc. in the amount of \$275,000 for Water Tower No. 4 Re-Painting

Mayor Sass asked if the Board had comments or questions regarding the Consent Agenda; there were none.

**A MOTION was made to approve the Consent Agenda.**

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

**DISCUSSION AND CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA:**

a) Consideration of the April 28, 2011 Liquor Commission Hearing Minutes

Mayor Sass reported that this item was removed from the Consent Agenda as Trustee Fender was absent from this meeting, Trustee Kanakaris may want to abstain and Trustee Hanson had not yet taken the oath of office and should abstain.

Mayor Sass asked if the Board had any comments or questions regarding the Liquor Commission Hearing Minutes; there were none.

**A MOTION was made to approve the April 28, 2011 Liquor Commission Hearing Minutes.**

**MOTION:** Trustee Piwko  
**SECOND:** Trustee Leopold  
**AYES:** Trustees Leopold, Mercer and Piwko  
**NAYS:** None  
**ABSENT:** None  
**ABSTAIN:** Trustees Fender, Hanson and Kanakaris  
**The motion carried: 3-0-0-3**

b) Consideration of the April 28, 2011 Village Board Meeting Minutes

Mayor Sass reported that this item was removed from the Consent Agenda as Trustee Fender was absent from this meeting and Trustee Hanson had not yet taken the oath of office and should abstain.

Mayor Sass asked if the Board had any comments or questions regarding April 28, 2011 Village Board Meeting minutes; there were none.

**A MOTION was made to approve the April 28, 2011 Village Board Meeting Minutes.**

**MOTION:** Trustee Piwko  
**SECOND:** Trustee Leopold  
**AYES:** Trustees Kanakaris, Leopold, Mercer and Piwko  
**NAYS:** None  
**ABSENT:** None  
**ABSTAIN:** Trustees Fender and Hanson  
**The motion carried: 4-0-0-2**

c) Consideration of the May 5, 2011 Committee of the Whole Meeting Minutes

Mayor Sass reported that this item was removed from the Consent Agenda as Trustee Hanson had not yet taken the oath of office and should abstain.

Mayor Sass asked if the Board had any questions or comments regarding the May 5, 2011 Committee of the Whole Meeting Minutes; there were none.

**A MOTION was made to approve the May 5, 2011 Committee of the Whole Meeting Minutes.**

**MOTION:** Trustee Leopold  
**SECOND:** Trustee Fender  
**AYES:** Trustees Fender, Kanakaris, Leopold, Mercer and Piwko  
**NAYS:** None  
**ABSENT:** None

**ABSTAIN: Trustee Hanson**  
**The motion carried: 5-0-0-1**

- d) Consideration of Resolution (R)2011-05.22 – Issuance of a Temporary Sign Permit to General RV, 14000 Automall Drive

Village Manager David Johnson reviewed a Power Point Presentation and reported that at the May 19, 2011 Committee of the Whole meeting, General RV requested a temporary sign permit to allow an inflatable device for their grand opening from June 8th through June 11<sup>th</sup>.

In follow-up to the meeting, General RV is now requesting approval for use of an inflatable device for the following dates: Grand Opening – June 6<sup>th</sup> through June 11<sup>th</sup> (6 days); July Sale Week from July 12<sup>th</sup> through July 17<sup>th</sup> (6 days); and, Auction Sale Week from August 9<sup>th</sup> through August 14<sup>th</sup> (6 days) a total of 18 days for display of an inflatable device.

Village Manager Johnson reported that Mr. Keith Lessner, Operations Manager, General RV was in attendance to answer questions.

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

Trustee Hanson suggested to Mr. Lessner that General RV might do better to install a Grand Opening Banner as they have a great product and he thought the installation of an inflatable device would cheapen the product.

There were no other comments or questions.

**A MOTION was made to approve Resolution (R)2011-05.22 – Issuance of a Temporary Sign Permit to General RV located at 14000 Automall Drive.**

**MOTION: Trustee Leopold**  
**SECOND: Trustee Kanakaris**  
**AYES: Trustees Fender, Kanakaris, Leopold and Mercer**  
**NAYS: Trustees Hanson and Piwko**  
**ABSENT: None**  
**The motion carried: 4-2-0**

- e) Consideration of Ordinance (O)2011-05.25 - An Ordinance Approving a Special Use Permit for a Wireless Telecommunication Service Facility and approval of such relief as may be necessary to allow for development in accordance with the site plan that has been submitted to, and is on file with, the Village of Huntley, all pursuant to the requirements of the Huntley Zoning Ordinance, including specifically Section 156.204 et seq./SBA Towers II

Mayor Sass stated that four affirmative votes of the Trustees (4 of 6) are required for the petition to be approved.

Mayor Sass read the following into the record:

At the May 19th Committee of the Whole Meeting, it was the consensus of the Committee to deny the petitioner's request for approval due to the following deficiencies:

1. The proposed site plan fails to meet the required minimum lot area of 20,000 square feet for a “M” Manufacturing zoned lot in accordance with Section 156.068 (F)(5) of the Zoning Ordinance. The proposed lot area is ± 8,256 square feet.
2. The proposed Wireless Telecommunication Facility fails to meet the required minimum setback of 1.1 times the tower height from any residentially-zoned property lot line in accordance with Section 156.068 (F)(5) of the Zoning Ordinance. The required setback is 192.5 feet, which provides a setback of 10 feet.\*\*
3. The proposed site plan fails to meet the required minimum 15-foot side yard setback in accordance with Section 156.068 (F)(5) of the Zoning Ordinance. The setback for the equipment shelters is 6.5 feet.
4. The proposed Wireless Telecommunication Facility is not compatible with the Downtown Revitalization Plan adopted by the Village in September, 2010.
5. The proposed Wireless Telecommunication Facility is not compatible with the one- and two-story single family homes located immediately east of the proposed site.
6. The location of the proposed Wireless Telecommunication Facility adjacent to the UPRR railroad tracks poses a danger to the adjacent residential properties in the event of a tower collapse or falling debris from the site such as ice, or equipment being used during repairs or construction.

*\*\* The statement should have read: “The required setback is 192.5 feet, with only a setback of 10 feet provided”.*

Mayor Sass asked if the Village Board of Trustees had any comments or questions; there were none.

**A MOTION was made to approve Ordinance (O)2011-05.25 - An Ordinance Approving a Special Use Permit for a Wireless Telecommunication Service Facility and approval of such relief as may be necessary to allow for development in accordance with the site plan that has been submitted to, and is on file with, the Village of Huntley, all pursuant to the requirements of the Huntley Zoning Ordinance, including specifically Section 156.204 et seq./SBA Towers II.**

**MOTION: Trustee Leopold**  
**SECOND: Trustee Fender**  
**AYES: None**  
**NAYS: Trustees Fender, Hanson, Kanakaris, Leopold, Mercer and Piwko**  
**ABSENT: None**  
**The motion was denied: 0-6-0**

**VILLAGE ATTORNEY’S REPORT:** None

**VILLAGE MANAGER’S REPORT:** None

**VILLAGE PRESIDENT’S REPORT:**

Mayor Sass gave an update on the Tollway Board Meeting that he and Staff attended.

Mayor Sass reported that the first Farmers Market will be on Saturday from 8 am to 1pm and that the Memorial Day parade is Monday at 11am. Mayor Sass also noted that Village offices will be closed on Monday in observance of Memorial Day.

**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 7:12 p.m.**

**MOTION: Trustee Piwko**

**SECOND: Trustee Fender**

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

Respectfully submitted,

Barbara Read  
Recording Secretary