

**VILLAGE OF HUNTLEY  
COMMITTEE OF THE WHOLE MEETING  
June 3, 2010  
MINUTES**

**CALL TO ORDER:**

A meeting of the Committee of the Whole of the Village of Huntley was called to order on Thursday, June 3, 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, 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 and Village Attorney Mike Coppedge.

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

**PUBLIC COMMENTS:**

Mr. George Hillner from the Huntley American Legion reported that the American Legion would be holding the yearly Flag Day Ceremony on Flag Day, Monday, June 14<sup>th</sup> from 5:30 – 8:00 p.m. on Coral Street. The American Legion will be closing Coral Street during the ceremony and wish to use the Village's barricades. Mayor Sass stated that Staff will work with the Legion on the details.

**ITEMS FOR DISCUSSION:**

- a) Discussion –May 13, 2010 Village Board and May 20, 2010 Committee of the Whole Meeting Minutes

Mayor Sass asked if the Committee had any questions 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 May 13, 2010 Village Board and May 20, 2010 Committee of the Whole Meeting Minutes.*

- b) Discussion – June 10, 2010 Bill List in the amount of \$980,768.52

Mayor Sass reported that included in the agenda packet was the June 10, 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 \$ 980,768.52

Mayor Sass asked if the Committee had any 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 June 10, 2010 Bill List in the amount of \$980,768.52.*

- c) Discussion – Ordinance (O) 2010-06.26 - Approving an Amendment of the Final Planned Unit Development for Lot 2 of Centegra Health Care Campus, 10350 Haligus Road

Senior Assistant to the Village Manager Lisa Armour reviewed a Power Point presentation and reported that the petitioner is requesting a minor amendment to the Final Planned Unit Development for the Ambulatory Care Mall (ACM) on Lot 2 of the Centegra Health Care Campus, 10350 Haligus Road. The amendment consists of the addition of a parking lot on the east side of the building that is located closer to the entry door to this wing of the building. Many of the patients visiting this portion of the building have temporary conditions that impact their ability to walk long distances. Providing parking located closer to the building will better serve the needs of these patients. In addition, Centegra is proposing to construct a canvas canopy outside the door to provide a covered sidewalk that is protected from the weather. Future plans for this portion of the site indicate that the building could be added onto, which would require removal of the canopy and a more permanent connection between buildings.

#### Staff Analysis

Ms. Armour reported that a building permit will be required for the parking lot. The petitioner will be required to provide a full set of engineering plans that identifies lighting, drainage, landscaping, and all other requirements for a permit. The petitioner is not seeking approval for any additional signage for the building. Directional signage consistent with other signage on site is proposed at the south end of the access drive to the parking lot.

Ms. Armour reported that Mr. Gregg Braun, Director of Construction Management for Centegra, was in attendance to answer questions.

Mayor Sass asked if the Committee had comments or questions.

Trustee Piwko asked if the area on the property used for a football field would be affected by the addition of the parking lot. Mr. Braun stated that the new parking lot would help by offering more parking options.

Trustee Fender stated that she supports the proposal.

There were no other questions or comments.

***It was the consensus of the Committee of the Whole to forward on to the Village Board for approval Ordinance (O) 2010-06.26 - Approving an Amendment of the Final Planned Unit Development for Lot 2 of Centegra Health Care Campus, 10350 Haligus Road***

- d) Discussion – Ordinance (O)2010-06.27 – Amendment to Huntley Code of Ordinances – Business Regulations 110.24 – Limitation on Licenses – Adding one Class “D” License – Liquor Control Ordinance

Mayor Sass reported that the Village of Huntley regulates the sale of alcoholic beverages in the Village through its Liquor Control Ordinance which provides for the issuance of certain classes of liquor licenses and establishes the number of licenses available in each class.

### Staff Analysis

Action will be requested of the Liquor Commission at the June 10<sup>th</sup> Liquor Commission Hearing to amend the Liquor Control Ordinance to make available seven (7) Class “D” licenses instead of six (6) in order to provide for the application from Walgreens #11739, 9950 Route 47. The application has been reviewed by Staff and all is in order for consideration.

The Class “D” license allows for the retail sale in sealed packages. Not for consumption on premises sold. Sampling/tasting events on licensed premises are subject to specific regulations. Listed below are the current licensed establishments with a Class “D” license:

1. Armanetti’s Wine and Liquor
2. Huntley Food and Liquor
3. Jewel Osco / SuperValu
4. Wisted’s Supermarket
5. Walgreens – Princeton Drive
6. Walmart Super Center

### Financial Impact

The annual fee received by the Village for a Class “D” License is \$950.00.

### Legal Analysis

Section 110.24 of the Village Code of Ordinances limits the number of available licenses in each class. There are no available Class “D” licenses; therefore, if the Liquor Commission elects to issue a license to Walgreens, the Commission must create an additional Class “D” license.

Mayor Sass asked if Attorney Michael Fleck and Mr. Henry Patel, the owner of Armanetti’s Liquor Store, would like to address the Committee.

Mr. Michael Fleck, attorney for Mr. Henry Patel, stated that his client was concerned about the need for a new liquor license in this area as his liquor store is just a few hundred feet away. Mr. Patel added that he has been in the area for 10 years and has five (5) stores. He stated that he relies on foot traffic and offers high end liquor at his establishment and believes that he will lose customers if Walgreens is allowed to sell beer and wine. Mr. Patel stated that if he has a decrease in business he may have to decrease the number of employees. Mr. Patel stated that beer sales represent 55% of his business and that they pay \$12,000 per month in sales tax to the State.

Mayor Sass asked Mr. Patel if he voiced concerns with the Village of Algonquin when they allowed the Walgreens at Square Barn Road and Algonquin Road to sell beer and wine as he also has a store at that intersection. Mr. Patel stated that he was out of town at that time. Mayor Sass asked Mr. Patel if that Walgreens has negatively affected his business; Mr. Patel stated that he does not have those numbers yet.

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

Trustee Kadakia asked if the Village of Huntley should set up regulations regarding the distance between similar businesses; Trustee Leopold stated that regulating such regulations would drive new businesses away from the Village.

There were no other comments or questions.

***It was the consensus of the Committee of the Whole to forward on to the Liquor Commission Ordinance (O)2010-06.27 – Amendment to Huntley Code of Ordinances – Business Regulations 110.24 – Limitation on Licenses – Adding one Class “D” License – Liquor Control Ordinance.***

- e) Discussion – Ordinance (O)2010-06.28 – Approval and Issuance of a Class “D” Liquor License – Walgreens Co., Walgreens #11739, located at 9950 Route 47

Mayor Sass reported that the Village of Huntley regulates the sale of alcoholic beverages in the Village through its Liquor Control Ordinance, which provides for the issuance of certain classes of liquor licenses and establishes the number of licenses available in each class.

Staff Analysis

The Village is in receipt of an application for a Class “D” liquor license from Walgreens Co. for their store at 9950 Route 47, known as Walgreens #11739 (Walgreens). All documents required have been submitted with the exception of the State Liquor License. This is not uncommon to be waiting on the State’s approval while asking for approval from the local Liquor Commission. The Liquor Commission can approve the Class “D” liquor license with the condition of approval being that Walgreens must provide a certified copy (proof) that they obtained a State Liquor License before the Village’s liquor license becomes effective.

Financial Impact

The annual payment of \$950 has been received and deposited to 01-00-1-4120 / Liquor License revenue line item.

Legal Analysis

Section 110 of the Village Code of Ordinances regulates liquor sale in the Village. The application has been reviewed and is in compliance with Section 110: Alcoholic Beverages requirements.

Mayor Sass asked if the Committee had any additional questions or comments as this was discussed during the Agenda Item d; there were none.

***It was the consensus of the Committee of the Whole to forward on to the Liquor Commission Ordinance (O)2010-06.28 – Approval and Issuance of a Class “D” Liquor License – Walgreens Co., Walgreens #11739, located at 9950 Route 47.***

- f) Discussion – Approval of two Payout Requests to Plote Construction, Inc. – 2010 MFT Street Program as follows:
  - i) Payout Request #1 in the amount of \$378,708.77
  - ii) Payout Request #1 – Cambridge Drive in the amount of \$59,258.55

Mayor Sass reported that on January 14, 2010 the Village Board accepted and approved the Professional Design Engineering and Construction Observation Services contract with Christopher B. Burke Engineering, Ltd. (CBBEL) for the 2010 MFT Street Program.

On March 18, 2010 the Village Board accepted and approved Resolution (R)2010-03.13 – Execution of the Construction Contract to the lowest responsible bidder, Plote Construction, Inc., for the 2010 Street Improvement Program. Their low bid of \$721,266.95 was 35.8% below the engineer’s estimate of \$1,123,385.00. This favorable bid allowed for the addition of Change Order #1 - Cambridge Drive from Reed Road to Dalton Drive in the amount of \$110,178.75 approved by the Village Board on April 8, 2010.

CBBEL has submitted the first two payout requests under the 2010 MFT Street Program.

Staff Analysis

The base program is approximately 58% complete as of Payout Request #1. Waivers of Lien and payroll certifications have been received.

<u>Pay Request</u>	<u>Completed Work</u>	<u>Retention (10%)</u>	<u>Previous Payments</u>	<u>Amount Requested</u>
#1	\$420,787.52	\$42,078.75	-0-	\$378,708.77

Change Order #1 – Cambridge Drive is approximately 60% complete as of Payout Request #1. Waivers of Lien and payroll certifications have been received.

<u>Pay Request</u>	<u>Completed Work</u>	<u>Retention (10%)</u>	<u>Previous Payments</u>	<u>Amount Requested</u>
#1	\$65,843.05	\$6,584.30	-0-	\$59,258.55

Financial Impact

The project is included in the FY2010 Budget with funding sources as follow:

Motor Fuel Tax Fund / 42-05-3-6750	-	\$650,000.00
Capital Projects Fund / 02-10-4-6925	-	\$350,000.00

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 two Payout Requests to Plote Construction, Inc. – 2010 MFT Street Program as follows: i) Payout Request #1 in the amount of \$378,708.77; and ii) Payout Request #1 – Cambridge Drive in the amount of \$59,258.55.***

- g) Discussion – Approval of Change Order #2 to the 2010 Street Improvement Program to include Additional Road Improvements on Grove Street between Mill Street and the Union Pacific Railroad Tracks in the amount of \$34,342.50

Village Manager David Johnson reported that the installation of curb and gutter on Grove Street was not included as part of the MFT Street Improvement Program for 2010. Installation of curb and gutter on Grove Street between Mill Street and the north side of the Union Pacific Rail Road (UPRR) Tracks would allow for the continued uniformity of the 2004 MFT project along Myrtle Street and the required curb and gutter installation as part of the Grove Street Development project.

Staff Analysis

As the work to be completed is outside of the scope of the 2010 Street Improvement Project, Staff received bids from three vendors to saw cut, excavate unsuitable material, place 4” of aggregate and install curb and gutter with back of curb matching existing concrete driveways. Estimates were received as follows:

Landmark Contractors, Inc.	\$32,850.00
Big Time Construction, Inc.	\$39,750.00
Plote Construction, Inc.	\$48,475.00

Through discussions with the project contractor, Plote Construction, Plote will hire Landmark Contractors as a sub-contractor to the project in order to keep the project moving forward in a timely manner.

Financial Impact

Funds for this project will come from Capital Project Line Item #02-10-4-6925. The FY10 Budget includes the budgeted amount of \$1,000,000 (\$350,000 Capital Projects/\$650,000 MFT Funds) for the 2010 Street Improvement Program.

Original Project Amount	\$721,266.95
Engineering	\$121,000.00
Cambridge Drive Change Order	\$110,178.75
Grove Street Additional Improvements	<u>\$ 34,342.50</u>
	\$986,788.20

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 Change Order #2 to the 2010 Street Improvement Program to include Additional Road Improvements on Grove Street between Mill Street and the Union Pacific Railroad Tracks in the amount of \$34,342.50.***

- h) Discussion – Resolution (R)2010-06.28 – Authorizing a Bid Award and Contract for an Arch Dome Building to Clear Span of Connecticut in the amount of \$81,294.00

Village Manager David Johnson reported that as part of the FY2010 Budget, the Village Board approved funding for construction of a 80’ x 120’ x 38’ Arch Dome Building over the existing sludge storage pad at the West Wastewater Treatment Plant. The project was put out for bid in May; Clear Span of Connecticut was the sole bidder.

Staff Analysis

Staff identified the need for a dome cover over the sludge storage pad at the West Plant to keep the sludge dry from rain and snow. The Illinois Environmental Protection Agency (I.E.P.A.) permit for sludge land disposal allows the Village to apply 1,000 dry tons per year. By reducing the amount of moisture in the sludge, the Village can increase the amounts of sludge to land apply. It is anticipated that the arch dome will help reduce odors coming from this area of the plant.

Financial Impact

The bid from Clear Span to construct the arch dome is \$81,294.00. Funds for this purchase will come out of Sewer Equipment Replacement Fund, line item #12-10-4-7735, which has \$100,000.00 budgeted.

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

Trustee Kadakia asked what kind of savings would be realized by the installation of the arch dome; Village Manager Johnson reported that the arch dome would improve the Village’s operations as currently there is no protection from the elements and it would also assist in odor control which would be a benefit to the residents living in the area. Village Manager Johnson stated that Staff will try to quantify savings once the arch dome is installed.

Mayor Sass asked if the Committee had 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 Resolution (R)2010-06.28 – Authorizing a Bid Award and Contract for an Arch Dome Building to Clear Span of Connecticut in the amount of \$81,294.00.***

**VILLAGE ATTORNEY’S REPORT:** None

**VILLAGE MANAGER’S REPORT:**

Trustee Leopold asked for the status on the painting of the water tower. Village Manager Johnson reported that he is contemplating holding off on this project due to the Route 47 Widening Project.

Trustee Leopold asked Staff to provide an update in the future with regards to the landscaping issues at Centegra and the new Walgreens site. Trustee Kanakaris asked who would be responsible to take care of these areas; Village Manager Johnson reported that development funds and/or letters of credit may take care of the area around Walgreens.

**VILLAGE PRESIDENT’S REPORT:**

Mayor Sass provided a report on the Memorial Day Parade and reported that mosquito spraying will take place throughout the Village on Friday night, June 4<sup>th</sup>.

**UNFINISHED BUSINESS:** None

**NEW BUSINESS:** None

**EXECUTIVE SESSION:** None

**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 7:35 p.m.**

**MOTION: Trustee Kadakia**

**SECOND: Trustee Fender**

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

Respectfully submitted,

Barbara Read  
Recording Secretary