

**VILLAGE OF HUNTLEY  
VILLAGE BOARD MEETING  
July 22, 2010  
MINUTES**

**CALL TO ORDER:**

A meeting of the Village Board of the Village of Huntley was called to order on Thursday, July 22, 2010 at 6:33 p.m. in the Municipal Complex, Village Board Room, 10987 Main St., Huntley, Illinois 60142.

**ATTENDANCE:**

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

**ABSENT:** Trustee Harry Leopold

**IN ATTENDANCE:** Village Manager David Johnson, Senior Assistant to the Village Manager Lisa Armour, Management Assistant Barbara Read, Senior Planner Charles Nordman, Planner James Williams and Village Attorney Mike Coppedge.

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

**APPROVAL OF AGENDA:** There were no changes to the Agenda.

**PUBLIC COMMENTS:** None

**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 June 17, 2010 Committee of the Whole Meeting Minutes
- b) Approval of the July 22, 2010 Bill List in the amount of \$1,431,414.91
- c) Approval of Ordinance (O)2010-07.38 – Approval of a Simplified Residential Zoning Variation for a building addition encroaching into the Rear Yard Setback - Frank Lund, 14038 Westmore Road
- d) Approval of Resolution (R)2010-07.30 – Granting a Temporary Use Permit to allow temporary banners and waiver of permit fees for Faith Community Church, 10547 Faiths Way
- e) Approval of Resolution (R)2010-07.31 – Granting a Temporary Use Permit to allow a temporary banner and waiver of permit fees for Shepherd of the Prairie Church, 10805 Main Street

- f) Approval of Resolution (R)2010-07.32 – Granting a Temporary Use Permit to allow temporary banners and waiver of permit fees for the Breast Cancer Support Hour of Sun City, 12880 Del Webb Boulevard
- g) Approval of Resolution (R)2010-07.33 – Granting the issuance of a Temporary Sign Permit and the Waiving of Fees to the Huntley Fall Fest for the installation of temporary banners

Mayor Sass asked if the Village Board had any comments or questions regarding the consent agenda; there were none.

**A MOTION was made to approve the Consent Agenda, as presented.**

**MOTION: Trustee Kadakia**  
**SECOND: Trustee Piwko**  
**AYES: Trustees Fender, Kadakia, Kanakaris and Piwko**  
**NAYS: None**  
**ABSENT: Trustee Leopold**  
**ABSTAIN: Trustee Mercer**  
**The motion carried 4-0-1-1**

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

- a) June 24, 2010 Village Board Meeting Minutes

Mayor Sass reported that this item was removed from the Consent Agenda as Trustee Kanakaris was absent from this meeting. Mayor Sass asked if the Village Board had any additional comments or changes to the Minutes; there were none.

**A MOTION was made to approve the June 24, 2010 Village Board Meeting Minutes.**

**MOTION: Trustee Piwko**  
**SECOND: Trustee Fender**  
**AYES: Trustees Fender, Kadakia, Mercer and Piwko**  
**NAYS: None**  
**ABSENT: Trustee Leopold**  
**ABSTAIN: Trustee Kanakaris**  
**The motion carried 4-0-1-1**

**TRANSMITTAL AND PRESENTATION OF THE DOWNTOWN REVITALIZATION PLAN DRAFT:**

Village Manager David Johnson reported that Houseal Lavigne has provided the Village with a draft of the Downtown Revitalization Plan. The document represents the completed Downtown Revitalization Plan in draft form and includes the following elements:

- Framework Plan

- Vision, Goals and Objectives
- Land Use and Development Patterns
- Plans for the Downtown Periphery
- Design and Development Guidelines
- Implementation

The draft document also includes the introduction, explanation of the public input process, an inventory of existing conditions and a market analysis, all which were previously reviewed by the Village Board in February.

Village Manager Johnson stated that the document will change as it is an evolving work in progress.

Village Manager Johnson reported that representatives from Houseal Lavigne were in attendance to provide an overview of the draft document and address questions and comments of the Village Board. Village Manager Johnson reported that the Downtown Revitalization Plan Steering Committee and Plan Commission were also invited to attend the Board meeting.

The final community workshop will be scheduled following the Board's review of the draft document. Workshop invitations will be sent to all property and business owners within the study area and to all individuals that have previously attended a Downtown Revitalization Plan Workshop.

Mr. John Houseal introduced his associates in attendance: Devin Lavigne and Sara Kopinski from Houseal Lavigne Associates and Bill Grieve from Gewalt Hamilton Associates.

Mr. Lavigne reviewed a Power Point Presentation and presented an overview of each section of the draft report.

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

Trustee Fender stated that she would like the staff to investigate ways to finance small businesses to improve their façades or open a business in the downtown. Trustee Fender questioned the decision to cul de sac Grove Street at the railroad tracks. Mr. Lavigne stated that the UPRR typically does not approve adding an at-grade crossing but if the Village were to close a crossing the UPRR would be more likely to allow a new at-grade crossing at the Woodstock Street extended. Mr. Houseal reported that the proposed new at-grade crossing provides a better opportunity to access the downtown as the railroad would then not cause a barrier to the downtown. Trustee Fender asked if detriment would be caused by installing a cul de sac at the end of Grove Street. Mr. Lavigne stated that it may inconvenience just a few residents. Trustee Fender stated that she supports the railroad crossing at Woodstock Street and the Coral Street parking concept. Trustee Fender suggested using the Catty building as opposed to building new. Trustee Fender stated that the First Street parking concept was interesting. Mr. Houseal stated that the Village may not need to do all the parking space changes at the same time but consider phases as needed. Mr. Grieve stated that it was important to allow for 12 – 17 feet width for sidewalks on Main Street therefore needing the new parking configuration. Mr. Houseal reiterated that the Downtown Revitalization Plan was prepared to be a beginning point/road map to start the revitalization. Trustee Fender asked if the Planning Commission and Historic Commission had seen the Revitalization Plan; Village Manager Johnson stated that they would have an opportunity to do so at the next community workshop.

Trustee Piwko noted the extension of Dean Street to Route 47. Mr. Lavigne stated that Dean Foods is looking for signalized access onto Route 47; extending Dean Street to Route 47 would minimize the truck traffic through the residential area.

Trustee Kadakia asked about the status of the old village hall in the plan. Mr. Houseal stated that one option calls for the removal of the building and the other option keeps the building. Trustee Kadakia asked if the planners considered extending First Street to Route 47. Mr. Lavigne stated that option was not explored as the frontage road that will be developed as part of the Route 47 widening would be jeopardized if First Street was extended to Route 47. Trustee Kadakia asked about the Congregational Church property. Mr. Lavigne stated that the Congregational Church has expansion plans and it would be helpful to the Church to follow the proposed development guidelines. Trustee Kadakia asked if the downtown plan could be extended west of Route 47 and to Algonquin Road. Mr. Lavigne stated that the area west of Route 47 has a different character than that of the downtown. He also stated that the width and traffic of Route 47 is a barrier therefore inhibiting the connection of east and west Main Street. Mr. Lavigne stated that the area west of Route 47 will be developed for vehicular movement; however, sidewalks/paths should be developed to allow those residents living in the downtown area east of Route 47 to walk/bike to areas west of Route 47.

Trustee Kanakaris stated that he does not believe that most business owners would invest in façade improvements. Mr. Lavigne reported that in many cases as sites are redeveloped, new development would encourage existing property owners to improve their sites in order to maintain good property values.

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

Mayor Sass asked what the next step was in this process. Village Manager Johnson stated that a public workshop will be held in the next month to six weeks.

## **STRATEGIC PLAN WORKSHOP**

### **a) Discussion of the Village's Strengths Weaknesses Opportunities and Threats**

Village Manager Johnson reported that the goal of this section was to incorporate the Village Board's responses into the Strategic Plan and asked that the Trustees review and explain their responses regarding the Village's Strengths, Weaknesses, Opportunities and Threats.

After the Trustees reviewed their responses, Mayor Sass asked if there were additional comments or questions; there were none.

Village Manager Johnson stated that staff will compile the responses and return this section of the document to the Village Board for review.

**VILLAGE ATTORNEY'S REPORT:** None

**VILLAGE MANAGER'S REPORT:** None

**VILLAGE PRESIDENT'S REPORT:**

Mayor Sass noted that the strike had ended and that the Route 47 widening project had resumed.

Mayor Sass reported that Private 2<sup>nd</sup> Class Trevor Pourchot's homecoming will take place on Saturday, July 24<sup>th</sup>. The Patriot Guard Riders, Police and Fire will escort him home from the Prime Outlet Mall to Timer Drive at approximately 3:30 p.m.

Mayor Sass reminded the Village Board that Huntley is hosting the July McCOG meeting at Pinecrest on July 28<sup>th</sup> at 6:00 p.m.

**UNFINISHED BUSINESS:** None

**NEW BUSINESS:** None

**EXECUTIVE SESSION:** None

**ACTION ON CLOSED SESSION ITEM:** None

**ADJOURNMENT:**

**There being no further items for discussion, a MOTION was made to adjourn the meeting at 7:49 p.m.**

**MOTION: Trustee Piwko**

**SECOND: Trustee Kanakaris**

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

Respectfully submitted,

Barbara Read  
Recording Secretary