

**VILLAGE OF HUNTLEY
COMMITTEE OF THE WHOLE MEETING
Thursday, October 20, 2011
MINUTES**

CALL TO ORDER:

A meeting of the Committee of the Whole of the Village of Huntley was called to order on Thursday, October 20, 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, Harry Leopold, Paul Mercer and John Piwko.

ABSENT: Trustee Niko Kanakaris

IN ATTENDANCE: Village Manager David Johnson, Senior Assistant to the Village Manager Lisa Armour, Management Assistant Barbara Read, Director of Development Services Charles Nordman, Director of Finance and Human Resources Jennifer Chernak and Village Attorney Mike Coppedge.

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

PUBLIC COMMENTS:

ITEMS FOR DISCUSSION:

- a) Discussion – October 6, 2011 Committee of the Whole Minutes

Mayor Sass asked if the Committee 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 October 6, 2011 Committee of the Whole Minutes.

- b) Discussion – October 27, 2011 Bill List in the amount of \$352,936.63

Mayor Sass reported that 47.3% of the Bill List was for SSA property taxes. 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 October 27, 2011 Bill List in the amount of \$352,936.63.

- c) Discussion – Municipal Electricity Aggregation Program

Village Manager David Johnson reviewed a Power Point Presentation prepared with information received from the City of Woodstock and reported that Illinois Public Act 096-0176 (20 ILCS 3855/1-92) provides municipalities with the authority to aggregate residential and small commercial retail accounts and buy

electricity at a negotiated group rate. Municipalities can do so on their own or in conjunction with other municipalities or consortiums.

The legislation provides for two types of programs: an opt-in program, which can be established without a referendum and would only include those customers who choose to participate in the program; or an opt-out program, which must be approved by referendum, and includes all eligible accounts unless the customer chooses not to participate in the program. The opportunity to opt-out would be provided after bids are received and the rates and supplier are identified. To proceed with an opt-out program, the Village Board must pass a resolution to go to referendum. The ballot question must read: "Shall the Village of Huntley have the authority to arrange for the supply of electricity for its residential and small commercial retail customers who have not opted out of such program?" Most municipal programs operate as opt-out programs, as this provides the greatest number of customers, which enables the municipality or consortium greater ability to negotiate a better rate.

The next election date is the March 20, 2012 primary election. To go to referendum for this election, the Village Board must pass a resolution no later than January 3rd.

After the completion of the Power Point Presentation, Village Manager Johnson reported that Mr. Mike Mudge from Rock River Energy Services was in attendance to answer questions.

Mayor Sass reported that the Executive Board of McCOG is going to work with McHenry County who is pursuing this for the unincorporated portions of the County.

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

Trustee Leopold asked what the consultant/broker fees would cover should the Village not handle this process. Village Manager Johnson reported that the broker would compile, review and analyze load data, develop the requirements for a successful RFP process, conduct negotiations with ARES, and provide the staff required to manage day-to-day contract monitoring on behalf of the residents. Trustee Leopold asked if this would require an increase in staff; Village Manager Johnson said that it would not increase staff.

Trustee Fender congratulated Staff for pursuing this in order to save the residents money. Trustee Fender asked what percentage of votes would be needed for the referendum to pass; Village Manager Johnson stated that it would need a majority of affirmative votes. Trustee Fender asked if there were costs involved in doing a referendum; Village Manager Johnson stated that the costs would involve publishing educational materials and legal review of the documentation. Trustee Fender stated that she likes the opt-out feature.

Mr. Mike Mudge stated that some communities did not have a budget for this in place and were able to do this on limited funds. Mr. Mudge stated that ComEd will still deliver the electric service, will bill and continue to read the meters but they will not make money on the power used. Mr. Mudge stated that if the SMART GRID program goes into effect, that increase will be reflected on user bills. Mr. Mudge described the savings of another municipality. Mr. Mudge reported that if the Village chooses to work with other communities that the Village will have to wait to start the program until all the communities involved are ready to begin. Mr. Mudge reported that the following would not be included in the program: apartments, those with electric heat, those already included in an hourly energy rate program and those currently in a program with another supplier.

Trustee Leopold suggested that a percent of the fees collected by the broker should be given to the Village to cover the administrative costs. Mr. Mudge stated that some suppliers do that to cover costs.

Trustee Piwko asked if a resident or small business opts out but then decides they want to get into the program what happens. Mr. Mudge stated that they can opt back into the program.

Mayor Sass asked if the Committee had any 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 authorization to move forward with the Municipal Electricity Aggregation Program.

d) Discussion – Comprehensive Plan Update: Proposed Land Use Plan

Director of Development Services Charles Nordman reviewed a Power Point Presentation and reported that the Planning Division of the Development Services Department is finalizing the proposed Land Use Plan for a public hearing before the Plan Commission and subsequent approval by the Village Board. The proposed plan has been reviewed and discussed by the Plan Commission on several occasions over the past several months. Most recently, the plan was reviewed by the Plan Commission at their meeting on October, 10, 2011, at which time the Commission did not recommend any additional changes to the plan. The Village Board last reviewed the proposed plan on August 4, 2011, and based on comments received, the plan has been updated to improve readability by enlarging the scale of the plan and adding major street names.

Following review by the Village Board, staff will integrate any additional comments and finalize the map for a public hearing by the Plan Commission on November 14, 2011. It is anticipated the Plan Commission's recommendation will be forwarded to the Village Board for consideration at the November 17, 2011, meeting.

The following provides a summary of all proposed changes to the Land Use Plan:

- (1) Rosenwinkel Farm Property (±400 acres) – The proposed Land Use Plan was revised to reflect the recommendations of the Transit Oriented Development Guidelines which were approved by the Village Board in 2009.
- (2) Garlieb/Hardy/Westland Golf property south of Reed Road and West of Vine Street (±66.00 acres) – Staff recommends revising the Land Use Plan on the Garlieb Hardy/Westland Golf parcel from Retail and Service Commercial to Mixed-Use (Business / Residential). Staff notes the parcel does not have frontage on Route 47; however, it could be assembled with other properties to give it Route 47 frontage. This could occur on the southern one-third of the property near the intersection of Route 47 and Algonquin Road. Despite the potential to assemble the various properties at the southern one-third of the property, it is unlikely the entire property could support retail and service commercial without frontage on Route 47. The proposed change would encourage a mixed-use concept and provide a buffer between the commercial adjacent to Route 47/Vine Street and proposed residential to the west.
- (3) North Half of Halat Property (±38 acres) and Tom's Farm (±40 acres) – Staff recommends revising the Land Use Plan on the north half of the Halat property from Single Family to Mixed-Use (Commercial/Office). Staff also recommends changing the Land Use Plan to reflect Mixed-Use

(Commercial/Office) on the Tom's Farm property. These changes are recommended to facilitate the development of medical offices adjacent to Centegra's Healthcare Campus and possible future hospital. Staff notes, there are no other opportunities immediately adjacent to Centegra's campus to support the development of medical offices. The southern half of the Halat property is proposed to remain as Single Family Residential.

- (4) Downtown Area – The proposed Land Use Plan was revised to reflect the recommendations of the Downtown Revitalization Plan which was approved by the Village Board in 2010.
- (5) Sinclair and Caranci Properties (South side of Kreutzer Road) – The proposed Land Use Plan was revised to reflect the recommendations of the Transit Oriented Development Guidelines which were approved by the Village Board in 2009.
- (6) Unincorporated Kane County property south of the I-90 Tollway and west of Sandwald Road – Staff recommends revising the Land Use Plan from Business Park to Single Family for property west of Sandwald Road. Sandwald Road provides a logical point of transition between the Lakewood subdivision in the Village of Hampshire and Business Park and Retail and Service Commercial to the proposed east of Sandwald Road.
- (7) Unincorporated Kane County property north of Big Timber Road – The current Land Use Plan provides Retail and Service Commercial along the Big Timber Road frontage from Route 47 to what is now the entrance to the Lakewood subdivision in the Village of Hampshire. The overall size and depth of the Retail and Service Commercial shown along Big Timber Road is approximately 1½ times the combined size of the Huntley Grove and Huntley Crossings Phase 1 and Phase 2. Staff recommends revising the Land Use Plan to remove the Retail and Service Commercial from the Big Timber Road frontage, with exception to the intersection of Big Timber Road and Sandwald Road, as it is unlikely that future traffic on Big Timber Road will ever support such a large area of Retail and Service Commercial.
- (8) Sherman Hospital-owned ±66 acre tract at the Northwest corner of Route 47 and Big Timber Road – The proposed Land Use Plan has been revised from Business Park and Retail and Service Commercial to Health Care for the 66 acre Sherman owned parcel.
- (9) Barancik-property at the southwest of the I-90 Tollway and Route 47 – The proposed Land Use Plan has been revised from Park, Conservation Districts Environmentally Sensitive Lands to Retail and Service Commercial. This change is consistent with conceptual development plans that have been prepared for the site.

Legal Analysis

The Comprehensive Plan, including the Land Use Plan, is important to update regularly as it provides the framework and policy direction for land use decisions by elected and appointed officials.

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 authorization to move forward with the Comprehensive Plan Update: Proposed Land Use Plan.

- e) Discussion – Approval of Snow Plow Agreements for Lion’s Chase and Talamore Subdivisions:
 - i. Approval of Resolution (R)2011-10.33 – A Snow Plow Agreement with Richmond American Homes for the Lion’s Chase Subdivision
 - ii. Approval of Resolution (R)2010-10.34 – A Snow Plow Agreement with Huntley Venture for the Talamore Subdivision

Mayor Sass reported that the Talamore and Lion’s Chase Subdivisions include roadways not yet accepted by the Village. As in previous years, the Village and developers are proposing to enter into agreements that would provide for the Village to snow plow these areas at a specified rate.

The agreements provide for certain roadways not yet accepted within the subdivisions to be plowed on the same schedule as Village roads.

Developers are charged \$100.00 per hour for snowplowing and spot salting. Costs for additional services include: Requested additional snowplowing and salting will be a two-hour minimum charge \$200.00 dollars and \$100.00 dollars there after; and Heavy Equipment rate (Endloader w/operator) \$125 per hour. Other details are outlined in each agreement.

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

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

- (1) Resolution (R)2011-10.33 – A Snow Plow Agreement with Richmond American Homes for the Lion’s Chase Subdivision***
- (2) Resolution (R)2010-10.34 – A Snow Plow Agreement with Huntley Venture for the Talamore Subdivision***

VILLAGE ATTORNEY’S REPORT: None

VILLAGE MANAGER’S REPORT:

Village Manager David Johnson reported that Centegra Health System is requesting approval to display temporary off-premise ground signs throughout the Village to promote the proposed Centegra Hospital Huntley which is scheduled to be reviewed again by the Illinois Health Facility and Services Review Board later this year. The proposed signage includes up to 100 4’x4’ signs that would be displayed at businesses throughout the Village (a list of possible locations is provided as an exhibit) and up to 3,000 yard signs that would be displayed on residential property throughout the Village. The proposed signage would be installed once approved by the Village Board and remain displayed until the Illinois Health Facilities and Services Review Board has acted on Centegra’s application.

The signs are considered off-premise signage because they are designed to advertise/direct attention to a business located elsewhere other than the same lot upon which the sign is located. The Village’s Sign Regulations allow off-premise signs provided they receive Village Board approval and adhere to certain standards and criteria. The below table details the criteria identified in Section 156.121 of the Sign Regulations and how the proposed signage adheres to the criteria:

Criteria	Proposed
Sign adjacent to and intended to be viewed from Route 47 Only	Many of the 4'x4' signs will be displayed adjacent to Route 47; however, many will not. The residential yard signs will not be displayed adjacent to Route 47
Prohibited within a residentially zoned property	The yard signs will be displayed on residentially zoned property.
Maximum area of a sign face, whether a single sign face, two back-to-backs, or a V-shaped type sign is 100 square feet	The largest sign will be 16 square feet.
Maximum height is 15 feet above grade	The tallest sign will be 4 feet.
The location shall not obscure or interfere with an official traffic control device or railroad safety signal or sign, or obstruct or interfere with a driver's view of approaching, merging or intersecting traffic for a distance of 500 feet	A specific location for each sign has not been provided; however, no sign shall be allowed to be displayed so not to obscure or interfere with an official traffic control device or railroad safety signal or sign, or obstruct or interfere with a driver's view of approaching, merging or intersecting traffic for a distance of 500 feet

Staff Analysis

Should the Village Board approve the request for off-premise signage, Staff recommends the following conditions of approval:

1. Centegra Health System must obtain an owner's written approval and provide the Village's Development Services Department a copy of the approval prior to installing a 4'x4' sign on a property.
2. Not more than one off-premise ground sign shall be displayed per property and the 4'x4' signs shall only be displayed on non-residential zoned property.
3. All signage shall be removed within two (2) days following a decision by the Illinois Health Facilities and Services Review Board.
4. No signage shall be installed within any State, County or Village rights-of-way.
5. A sign permit shall be obtained from the Development Services Department prior to the installation of a 4'x4' sign on any property.
6. Signage proposed outside the corporate limits of the Village of Huntley cannot be approved by the Village Board. It shall be the responsibility of Centegra Health System to obtain the any required municipal or county approval for signs displayed beyond the Village of Huntley corporate limits.

Financial Impact

In accordance with Section 156.115 of the Sign Regulations, a temporary sign permit fee of \$50.00 shall be required for each 4'x4' off-premise ground sign.

Legal Analysis

The Village Board's authorization for this request is required in accordance §156.128 which identifies the appeal process for relief from the Sign Regulations and §156.121 which provides the standards and criteria for reviewing Off-Premise Signs.

Village Manager Johnson reported that this item will be on the Village Board Agenda of October 27th for discussion and consideration.

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

Other Comments of the Committee:

Trustee Leopold noted that a resident who applied for the 50/50 Residential Parkway Tree Program said that their check was returned because funds had been depleted and asked about the status of the project. Management Assistant Barb Read stated that the check was received after the ordering had closed for trees to be planted this fall.

VILLAGE PRESIDENT'S REPORT:

Mayor Sass asked if any of the Trustees who attended the McCOG meeting would report on the event; Trustee Piwko stated that he attended and it was only a networking gathering with no set agenda.

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 7:56 p.m.

MOTION: Trustee Piwko

SECOND: Trustee Fender

The Voice Vote noted all ayes and the motion carried.

Respectfully submitted,

Barbara Read
Recording Secretary