

**VILLAGE OF HUNTLEY
VILLAGE BOARD MEETING
November 17, 2011
MINUTES**

CALL TO ORDER:

A meeting of the Village Board of the Village of Huntley was called to order on Thursday, November 17, 2011 at 7:00 p.m. in the Municipal Complex, Village Board Room, 10987 Main St., Huntley, IL 60142.

ATTENDANCE:

PRESENT: Mayor Charles Sass; Trustees: Pam Fender, Nick Hanson, Niko Kanakaris, Harry Leopold and John Piwko.

ABSENT: None

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

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

PUBLIC COMMENT:

Alan Scott, 13825 Gardner, Huntley stated his concerns with the Land Use Plan specifically Parcel 6 land use change from BP to SF as it will impact the property taxes on the surrounding homes; Mr. Scott asked how many homes would be planned for the area and what would be the increased amount of property taxes. Mr. Alan stated that he believes that School District 158 would prefer businesses as opposed to residential. Village Manager David Johnson reported that the Village would discuss future development in the area with the school district and that the approval of the Land Use Plan does not rezone the noted property as part of the approval.

ITEMS FOR DISCUSSION AND CONSIDERATION:

- a. October 27, 2011 Village Board and November 3, 2011 Committee of the Whole Meeting Minutes

Mayor Sass asked if the Village Board had comments or changes to the Minutes; there were none.

A MOTION was made to approve October 27, 2011 Village Board and November 3, 2011 Committee of the Whole Meeting Minutes.

MOTION: Trustee Fender

SECOND: Trustee Leopold

AYES: Trustees Fender, Hanson, Kanakaris, Leopold and Piwko

NAYS: None

ABSENT: None

The motion carried: 5-0-0

b. November 17, 2011 Bill List in the amount of \$2,224,724.61

Mayor Sass reported that \$2,053,716.19(92.3%) of the Bill List is for payment of SSA property taxes, a Sales Tax Rebate to Tucker Development, Impact Fees, deposit of two matured investments, and purchase of a land acquisition on Kreutzer Road.

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

A MOTION was made to approve the November 17, 2011 Bill List in the amount of \$2,224,724.61.

MOTION: Trustee Leopold
SECOND: Trustee Kanakaris
AYES: Trustees Fender, Hanson, Kanakaris, Leopold and Piwko
NAYS: None
ABSENT: None
The motion carried: 5-0-0

c. Appointment of Mr. Ron Hahn to the Village Board of Trustees

Mayor Sass reported that the appointment of Mr. Ron Hahn to the Village Board of Trustees would fill the vacant position on the Board, through April 2013, which was created by the resignation of Paul Mercer.

Mr. Hahn has been an active member of the Village's Planning Commission for over 30 years and its Chairman for the past decade. His dedication to the Village of Huntley and his knowledge and experience will make him an asset to this position.

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

Trustee Piwko stated that he worked with Ron Hahn while he was on the Plan Commission and that Ron will be an asset to the Village Board. Trustee Leopold welcomed Mr. Hahn to the Village Board. Trustee Fender stated that she had immense respect for Mr. Hahn and was glad to have him on the Village Board. Trustees Kanakaris and Hanson also said that they approve of Mr. Hahn to be on the Village Board.

A MOTION was made to appoint Mr. Ron Hahn to fill the vacant position on the Village Board of Trustees.

MOTION: Trustee Leopold
SECOND: Trustee Kanakaris
AYES: Trustees Fender, Hanson, Kanakaris, Leopold and Piwko
NAYS: None
ABSENT: None
The motion carried: 5-0-0

Village Clerk Rita McMahon administered the Oath of Office to Mr. Hahn and he took his place at the dais.

d. Ordinance (O)2011-11.49 – Approving amendments to the Land Use Plan of the Village of Huntley Comprehensive Plan

Senior Assistant to the Village Manager Lisa Armour presented a Power Point presentation and reported that in the continuing effort to update the Land Use Plan of the Comprehensive Plan, the Development Services Department is presenting proposed amendments to the Plan that incorporate the recommendations of the Transit Oriented Development Guidelines and Downtown Revitalization Plan. The Land Use Plan has also been updated to accurately reflect existing and proposed land uses, such as Centegra's Health Care Campus, and boundary agreements between the Village and surrounding municipalities.

Most recently, the plan was reviewed by the Village Board on October 20, 2011, at which time the Board did not recommend any additional changes to the plan. The Plan Commission has reviewed the proposed plan on several occasions, most recently on October 10, 2011 and at a public hearing on November 14, 2011.

The following summarizes significant revisions 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 Crossings subdivision in the Village of Hampshire and the Business Park and Retail and Service Commercial 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 of the Lakewood Crossings 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.

Plan Commission Action

The Plan Commission reviewed the proposed Land Use Plan and conducted a public hearing on Monday, November 14, 2011.

Legal Analysis

The Land Use Plan of the Comprehensive 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 Village Board had any comments or questions regarding this item.

Trustee Leopold noted that three developers have come before the Board regarding Parcel 6 and have been turned down as their proposals were not a good fit for the Village and noted that Staff has always done their due diligence when reviewing all proposals.

There were no other comments or questions.

A MOTION was made to approve Ordinance (O)2011-11.49 – Approving Amendments to the Land Use Plan of the Village of Huntley Comprehensive Plan.

MOTION: Trustee Leopold

SECOND: Trustee Fender

AYES: Trustees Fender, Hahn, Hanson, Kanakaris, Leopold and Piwko

NAYS: None

ABSENT: None

The motion carried: 6-0-0

- e. Resolution (R)2011-11.37 – Authorizing Phase II Design Engineering Services Agreement Supplement for the Full Reconstructed Interchange at Interstate 90 and Route 47

Village Manager David Johnson reported that in October 2009, the Village Board approved an Intergovernmental Agreement (IGA) with Kane and McHenry Counties for Phase II Design Engineering Services with GRAEF, the Project Engineer for the full reconstructed interchange at Interstate 90 and Route 47. Phase II plans will be completed by the end of November and submitted to the Tollway and IDOT for review in preparation for a February, 2012 bid letting and construction starting in May.

Staff Analysis

With the approval of the Tollway Authority’s new capital program, Move Illinois, the Tollway is planning for additional improvements to the I-90 mainline. In order to coordinate these improvements with the new interchange, some additional design work is required for the interchange project. The most effective way to keep the interchange construction schedule on track is to move forward with a supplemental agreement with GRAEF to complete the added design work. As the Village has served as the lead agency for the design engineering process, the Village would continue in this role and execute the supplemental agreement with GRAEF.

Financial Impact

The additional design engineering fee of \$595,000 will be paid by the Village and then credited towards the Village’s share of the overall project cost.

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

A MOTION was made to approve Resolution (R)2011-11.37 – Phase II Design Engineering Services Agreement Supplement for the Full Reconstructed Interchange at Interstate 90 and Route 47.

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

- f. Resolution (R)2011-11.38 – Resolution for Construction in Route 47 Rights-of-Way

Mayor Sass reported that the Village is in receipt of a request from the Illinois Department of Transportation (IDOT) regarding performing construction work within the right-of-way along Route 47. Any person, firm or corporation desiring to do work on state maintained rights-of-way must first obtain a written permit from IDOT. This includes any emergency work on broken watermains or sewers.

A surety bond is required with each permit application to ensure that all work is completed in accordance with state specifications and that the right-of-way is properly restored. For permit work to be performed by employees of a municipality a resolution is acceptable in lieu of the surety bond. The resolution does not relieve contractors hired by the municipality from conforming to the normal bonding requirements nor from obtaining permits.

Staff Analysis

The Village of Huntley has approved a Resolution for right-of-way construction for previous years. It is proposed that the resolution be enacted for the two year period of 2012 and 2013.

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

A MOTION was made to approve Resolution(R)2011-11.38 – Resolution for Construction in Route 47 Rights-of-Way.

MOTION: Trustee Piwko

SECOND: Trustee Fender

AYES: Trustees Fender, Hahn, Hanson, Kanakaris, Leopold and Piwko

NAYS: None

ABSENT: None

The motion carried: 6-0-0

g. FY2011 Project Status Reports and Accomplishments

As part of the annual budget process, a summary of projects and accomplishments for the year is provided for review. The list will also be included in the FY2012 budget.

SIGNIFICANT ACCOMPLISHMENTS – FY2011

- 1) The Village Board adopted a Legislative Agenda for 2011.
- 2) A Resident Customer Service Survey was completed and results made available on-line, with a 59% increase in participation from 2010.
- 3) The Farmers Market completed its fifth season.
- 4) Holiday Lights Parade was added to the Christmas on the Square Event.
- 5) FYH Bearings, Japan's largest manufacturer of ball bearings, relocated from Wauconda to a new 42,000 square foot distribution facility in the Huntley Corporate Park.
- 6) General RV completed construction of a 33,280 square foot recreational vehicle sales center at the Huntley Auto Mall and opened to the public in June.
- 7) H.S. Crocker completed a 20,000 square foot expansion of its labeling printing facility in the Kreutzer Road Industrial Park.
- 8) Goodwill Industries completed a 16,000 square foot retail store on Kreutzer Road and opened in October.
- 9) AutoTech constructed a 10,000 square foot auto service facility at Joan Avenue and Route 47.
- 10) Deer Path Supportive Living Facility received approval for a 128-unit building to serve disabled adults ages 22-64, with the facility located in Regency Square adjacent to the Heritage Woods Assisted Living Center.

- 11) Continued Economic Development Program activities, including Business Retention Program, marketing outreach to prospective businesses, and participation in regional International Council of Shopping Center (ICSC) events.
- 12) The Village hosted an Economic Development Summit for local brokers and investors to highlight development opportunities along the Route 47 corridor.
- 13) The GFOA Certificate of Achievement Award for Excellence in Financial Reporting for the FY2009 audit was received for the eighth consecutive year and the Distinguished Budget Presentation Award for the FY2011 budget was awarded for the eighth year in a row.
- 14) Began acceptance of credit card payments for on-line payments and other transactions.
- 15) Completed a comprehensive analysis of the Village's Health Insurance Program as part of the 2011 renewal process.
- 16) Developed Red Flag Rules flow chart to include with Utility Billing policies providing staff with a policy compliance tool.
- 17) Introduced Employee Information Center portal on Village web site.
- 18) Expanded the training database system to enhance tracking of required and completed employee training conducted throughout the year.
- 19) Conducted POWER Fitness Test for employees.
- 20) Developed Emergency Contingency Plan for other Public Works facilities.
- 21) Replaced 618 MXU water meter reading units through September.
- 22) The Village continued as the Lead Agency for the full interchange reconstruction project at Interstate 90 and Illinois Route 47. Phase II Design Engineering is to be substantially completed by the end of 2011 and the project is expected to go out to bid in early 2012, with construction starting later in the year. The Master Intergovernmental Agreement with the Illinois State Toll Highway Authority, the Illinois Department of Transportation, Kane and McHenry Counties, and the Village outlining funding commitments and other responsibilities of the various agencies was approved.
- 23) The Village and Kane County Completed the jurisdictional transfer agreement (JTA) for Manning Road as part of the I-90/Route 47 project.
- 24) The State of Illinois Department of Transportation substantially completed the widening of Route 47 from Kreuzer Road to Reed Road. Village improvements and obligations included major water and sewer infrastructure reconstruction, roadway lighting and sidewalks.
- 25) The 2011 Street Improvement Program resulted in the reconstruction and resurfacing the west half of the Southwind Subdivision (4.19 miles of street) and a new binder course on Kiley Drive. The Program was augmented by additional funding from a State of Illinois Department of Commerce

and Economic Opportunity Grant of \$150,000 and \$110,847 from the Illinois Jobs Now! Capital Program.

- 26) Phase I Engineering was completed and the required public hearing held for the Kreutzer Road Extension Project from west of Route 47 to West Main Street; Phase II Engineering was started and a 2012 bid letting is anticipated.
- 27) Eleven intersections on Route 47 from Reed Road south to Kreutzer Road were improved with the widening of Route 47.
- 28) The Union Pacific Railroad completed replacement of the railroad crossing on Kreutzer Road.
- 29) The old Village Hall building on Coral Street was renovated and a lease agreement was entered into with the Huntley Area Chamber of Commerce, which relocated to the building in July.
- 30) Completed re-paving of Main Street from Bonnie Brae Street to Church Street in conjunction with the widening of Route 47.
- 31) The Pavement Management Report completed in 2008 was updated, identifying priorities for upcoming MFT projects.
- 32) The 2008 Wastewater Study and Capacity Analysis was updated to reflect current and revised growth and development projections.
- 33) The Subdivision Regulations ordinance was revised and adopted by the Village Board.
- 34) A Sidewalk Repair and Replacement Rebate Program was implemented, providing matching funds for homeowners to make sidewalk repairs.
- 35) Continued implementation of the Geographic Information System.
- 36) Revised and updated the Sign Ordinance Regulations.
- 37) Completed an update to the Village's Comprehensive Plan and Land Use Map.
- 38) Created guidelines for a Downtown Façade Improvement Program.
- 39) Completed an intergovernmental agreement with Lake in the Hills to share plumbing inspection services in lieu of utilizing a private firm to cover absences and provide back-up assistance as needed.
- 40) Tracked 220 properties, issued 85 Notices of Violation, and maintained 27 residential properties through the Code Enforcement Program.
- 41) Began Backflow Device Testing Program for residential customers, with 420 devices tested through October.

- 42) Continued the Pride in Preservation Awards acknowledging pride in ownership and maintenance of historic homes.
- 43) The Village achieved the Certificate of Recognition for participation and compliance with the EPA's Discharge Monitoring Report Quality Assurance Study Program.
- 44) The Village received the Fluoridation Award from the Illinois Department of Public Health.
- 45) Tours of the West Wastewater Treatment Plant were conducted for District 158 students.
- 46) An Adopt-a-Highway Program was established to enhance beautification efforts throughout the Village.
- 47) The Village has met IEPA Discharge Monitoring Requirements for January, February, March, April, May, June, July, August, and September.
- 48) Replaced the roof at Well No. 9.
- 49) Installed SCADA controls for West Wastewater Treatment Plant drain lift station.
- 50) Upgraded Public Works Department Radio System.
- 51) Completed replacement of waste pit pumps at Well No. 8, Southwind Subdivision.
- 52) Upgraded site landscaping at Wells No. 8, 10, and 11.
- 53) Replaced leaking roof and ceiling, and painted inside of plant at Well No. 7.
- 54) Completed Scheduled maintenance of Well #7 Pump (Village Green).
- 55) Purchased additional effluent meter for the West Wastewater Treatment Plant.
- 56) Completed landscaping work in Special Service Area No. 5 (Southwind)
- 57) Completed the fifth year of the 50/50 Residential Tree Replacement Program, with 101 trees replaced through the program.
- 58) Emerald Ash Borer program continued, with monitoring, inspection, and removal of 119 trees.
- 59) A ceremony was held in the Village Square on September 11th to commemorate the tenth anniversary of the September 11, 2001 terrorist attacks.
- 60) FACES4 curriculum in conjunction with the Driver's Education classes conducted by the School Resource Officer.
- 61) A Teen Safety Camp for middle school children was held in August.
- 62) Two neighborhoods were qualified as "Neighborhood Watch" areas and posted with signs.

- 63) Completed a quality service evaluation of the Police Department through an on-line survey and posted results on Village website.
- 64) The Police Department participated in the National Take Back Initiative sponsored by the Drug Enforcement Administration (DEA), with 372 pounds of prescription drugs collected for disposal at events held in April and October.
- 65) Established a Speakers Bureau for the Police Department.
- 66) Updated the Parking Ticket and Code Violation fine structure as approved by the Village Board.
- 67) Conducted 3,024 hours of training through September, 2011.
- 68) Began Permit Program utilizing State-mandated fee structure for Overweight Truck Permits.
- 69) Began a Truck Enforcement Detail.
- 70) Implemented and trained a Surveillance Team.
- 71) Implemented a Traffic Unit.
- 72) Conducted a mock critical incident exercise in cooperation with the Huntley Outlet Center in November.
- 73) Contracted with Village of Algonquin Police Department to provide advanced informational technology support.
- 74) Updated the Village's Emergency Operations Plan.
- 75) Upgraded Police Department Radio system.
- 76) Replaced In-Car Camera system in police vehicles.
- 77) The third class of Citizen Emergency Response Team (CERT) graduated.
- 78) The fifth class of Citizen Police Academy (CPA) graduated.
- 79) Started Phase II of a fitness center in the Police Department basement.

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

This agenda item required no action by the Village Board.

h. Policy Direction -Village of Huntley Property Tax Levy Ordinance

Village Manager David Johnson reported that Staff's intent is to work within the parameters set forth in the past thus freezing the levy amount.

Director of Finance and Human Resources Jennifer Chernak reviewed a Power Point presentation and reported that the Village Board must approve the annual property tax levy in sufficient time to file the approved property tax levy ordinance with the County Clerks by the last Tuesday in December, which is December 27, 2011.

Staff Analysis

Property Tax Extension Limitation Law (PTELL)

The collar counties (DuPage, Kane, Lake, McHenry and Will) became subject to the PTELL for the 1991 levy year for taxes paid in 1992. Cook County was added in 1994. Under this property tax cap legislation (for non-home rule taxing districts), the Village's maximum property tax increase without requiring referendum approval is limited to the lower of 5.0% or the consumer price index (CPI). The County Clerks have notified the Village that the CPI to use for the 2011 property tax levy is 1.5%.

Truth-in-Taxation Disclosure Requirements

The Village of Huntley is required to comply with Public Act 89-102, known as the "Truth in Taxation Act." This Act places requirements on the Village in the adoption of the 2011 property tax levy if the proposed 2011 gross property tax levy is 105% greater than the 2010 net property tax extension. If the Village Board agrees to the recommendation to levy \$3,800,000 (same levy amount as last year), the Village will not be required to publish the Truth in Taxation as the increase for 2011 will show a 1.22% increase. (\$3,754,130 actual 2011 receipts vs. \$3,800,000 request).

Previous Village Board policy has been for the levy request to exceed 105% of the prior year's property tax extension for the following reasons:

1. The Village does not levy for the tax rate, the Village levy's for dollars. The rate is calculated based on the total request. The dollar request has been greater than the anticipated dollar amount to allow for adjustments by the counties in their calculations of the assessed values and added multipliers.
2. As a non-home rule community, the Village cannot recover any lost levy dollars if a levy request is not maximized due to the calculation of the property tax caps.

The 2011 tax levy will realize unprecedented changes. In 2010, assessed valuations generally dropped throughout the Village of Huntley, however many tax bills increased. McHenry County taxpayers generally saw reductions or small increases and Kane County taxpayers generally saw increases of which some were significant.

Sources of 2010 Property Tax Increases:

Use of estimated McHenry County values in 2010 Kane County extensions

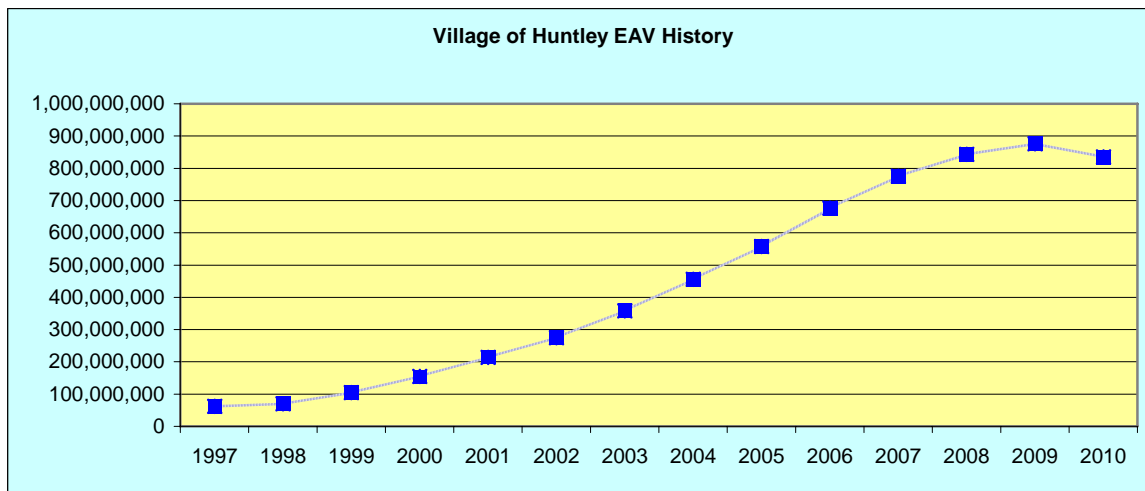
At the time Kane County calculated the tax rates, only estimated values had been received from McHenry County. By using the estimated EAV's increased tax rates were realized for overlapping tax districts (Village of Huntley, School District, Park District, Library District and Fire District) and increased real estate taxes for those property owners. The solution to this disparity would be to recalculate the tax rates when the actual values were certified or apply the recalculation to the next year's tax levy calculation. As of April 1, 2011, the McHenry County final EAV's were not yet available, therefore Kane County proceeded using the estimated valuations. The Kane County adjustment will allocate a refund to some Kane County residents and reduce the Village's 2012 tax allocation by approximately \$31,000.

Impact of Exemptions on Property Values

The proportional share of property tax levies are based upon “billable equalized assessed value”. Billable EAV is the equalized assessed value minus any exemptions. Properties with exemptions have a lower billable EAV and will pay a lower percentage of the tax burden than they would if they did not have those exemptions. Properties without exemptions are then responsible for a higher percentage of the tax burden.

Increased levy requests from taxing bodies with declining assessments

While PTELL limits annual inflation to 5%, additional taxes can be extended to pay for new growth. In 2010, the Village of Huntley realized a 9.14% reduction in the rate setting EAV (excluding the TIF) however there was \$9.9 million dollars of added new construction. Capturing the available dollars ensures equitable distribution of the burden for all parcels within the Village limits.



Kane County request for apportionment

The 2010 assessment levels significantly differed between the Kane and McHenry County sides of the Village. In April 2010 Rutland Township (Kane County) projected an aggregate reduction in assessed valuations of 4.28%. Grafton Township (McHenry County) projected an aggregate reduction in assessed valuations of 6.14%. After processing taxpayer complaints, Rutland Township corrected assessments on 51 parcels while Grafton Township corrected 9,348 parcels. While Rutland levels remained unchanged, Grafton levels declined by another 11.99%. In order to correct this inequity, the Kane County Supervisor of Assessments requested an apportionment from the State of Illinois as provided for in the Illinois Property Tax Code. Apportionment is a method of addressing inequities that cannot be addressed by countywide equalization. This method will be applied to those taxing bodies that have jurisdiction in both counties. Ultimately, this will decrease the burden of the Kane County parcels while increasing the burden on the McHenry County parcels.

2011 Tax Levy Options

1. Adhere to previous Village Board Policy and request a levy amount of \$3,900,000 which would maximize available dollars to the Village of Huntley. This request would estimate revenue of \$3,848,652 prior to any potential multiplier adjustments.
2. Freeze the levy amount of \$3,800,000 which would represent a 0% increase from the 2010 levy request which would result in a permanent loss of revenue to the Village of Huntley estimated to be \$48,652 at this time.

The 2012 draft budget document assumes no increase in the levy request (\$3,800,000) therefore staff recommends Option 2.

Either option may result in a higher tax “rate” as set by the County Clerks

Estimated 2011 Tax Rate - Payable 2012

Levy/Bill	Market Value	Assessed Value	Rate	VOH Taxes
2010/2011	\$ 225,000.00	33.33% \$ 74,992.50	0.4820	\$ 361.46 Kane
2010/2011	\$ 225,000.00	33.33% \$ 74,992.50	0.4714	\$ 353.51 McHenry
2011/2012	\$ 225,000.00	33.33% \$ 74,992.50	0.4715	\$ 353.59

The shift of tax burden, the devaluation of property and multiplier adjustments all factor into the final rate. Again, rates are not calculated by the counties until spring 2012.

VILLAGE OF HUNTLEY TAX LEVY HISTORY

Levy	Rate	%Chng	EAV	%Chng	Levy Request	%Chng	Received	%Chng
1999	0.5734		104,126,744					
2000	0.5712	-0.38%	154,736,202	48.60%				
2001	0.5416	-5.18%	213,675,280	38.09%	1,500,000		\$ 1,257,595	
2002	0.5304	-2.07%	274,778,282	28.60%	1,800,000	20.00%	\$ 1,457,428	15.89%
2003	0.4678	-11.80%	358,059,795	30.31%	2,100,000	16.67%	\$ 1,674,170	14.87%
2004	0.4520	-3.38%	455,734,372	27.28%	2,500,000	19.05%	\$ 2,059,825	23.04%
2005	0.4442	-1.73%	557,318,704	22.29%	3,000,000	20.00%	\$ 2,476,135	20.21%
2006	0.4296	-3.29%	676,220,947	21.33%	3,500,000	16.67%	\$ 2,904,886	17.32%
2007	0.4155	-3.28%	775,261,883	14.65%	3,750,000	7.14%	\$ 3,220,979	10.88%
2008	0.4138	-0.41%	843,255,156	8.77%	3,950,000	5.33%	\$ 3,489,390	8.33%
2009	0.4119	-0.46%	876,512,659	3.94%	3,665,000	-7.22%	\$ 3,608,084	3.40%
2010	0.4714	14.45%	796,378,817	-9.14%	3,800,000	3.68%	\$ 3,754,130	4.05%
2011	0.4762	1.02%	797,978,895	0.20%	3,800,000	0.00%	\$ 3,800,000	1.22%

Summary

- The tax levy process is an estimation based on assessed valuations, estimated new construction and annexations that have occurred during the year.
- The 2011 tax levy must consider multiple factors when attempting to calculate the potential property tax revenue.
- The Township Assessors calculate the estimated valuations and the County Clerks ensure that the Village’s net levy does not exceed authorized rate limits.
- Final valuations are also affected by rate multipliers imposed by the Counties and the State of Illinois.

It should be noted that property tax revenues do not affect any enterprise funds, such as the water/sewer funds. The water/sewer funds operate like a business where user fees are the primary source of income.

The following schedule will be followed for the 2011 Tax Levy process:

November 17, 2011 Present a report estimating total funds to be levied for 2011 tax levy.

December 8, 2011 Village Board to approve:
a.) 2012 Annual Budget
b.) 2011 Property Tax Levy Ordinance
c.) 2011 Special Service Area Levy Ordinances

Mayor Sass stated that freezing the levy amount is the right thing to do for the residents of the Village.

Mayor Sass asked if the Village Board had any comments or questions regarding this item.

Trustee Leopold noted that there is a potential for a \$31,000 adjustment; Director of Finance Chernak stated that the Village is actually requesting \$48,000 less than was requested in 2011. Trustee Leopold agreed that this was good for the residents.

Trustee Fender complimented Director of Finance Chernak for her work and explaining the levy in an easy to understand way.

It was also noted that due to the levy freeze, a public hearing was not required prior to approval.

There were no other comments or questions.

It was the policy direction of the Village Board to direct Staff to prepare a Tax Levy Ordinance freezing the levy request at \$3,800,000, the same amount as the 2010 tax levy.

VILLAGE ATTORNEY'S REPORT: None

VILLAGE MANAGER'S REPORT:

Trustee Piwko noted that Regency Parkway is open on the right side and to make it safer suggested that barriers be installed.

Trustee Leopold reported that he last heard fire that took place in Sun City was not arson and that it started in the kitchen of the home. Trustee Fender stated she had talked to the Fire Chief and was told it started in the kitchen. Village Manager Johnson reported that Police responded in three (3) minutes and once the Village learns of the specifics will report them to the Village Board.

Trustee Fender asked if Route 47 will continue to be 35 mph as it was prior to construction; Village Manager Johnson stated that it will continue to be 35 mph as it was before.

VILLAGE PRESIDENT'S REPORT:

Mayor Sass reported that the Chamber has presented a better photo of their request to install a wall sign over the door at the old village hall; he noted that the sign has not changed and does not include illumination.

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

Trustee Fender stated that the design was okay but that she would, at some point, like the Chamber to install some sort of lighting above the sign not because the Chamber has evening hours but to illuminate the downtown. Trustee Hanson stated that the photo better shows that the size of the sign is wider than the door and approved of the installation. Huntley Area Chamber of Commerce Executive Director Rita Slawek stated that the Chamber Board is not opposed to illuminating the sign but they are on a tight budget right now. Ms. Slawek asked that the Village sign be removed. Trustee Fender stated that she prefers the sign be illuminated in the future. Trustee Kanakaris stated that he approves of the proposed sign being installed. Mayor Sass stated that he believes that the proposed sign will not be visible from Main Street through the trees.

It was the consensus of the Village Board to approve the installation of the Chamber sign.

Mayor Sass reported that there was no meeting next week and wished everyone a Happy Thanksgiving.

Mayor Sass reported that the FY2012 Budget was distributed to the Trustees this evening and that the Budget will be discussed at the Dec 1st meeting.

Mayor Sass reminded everyone that Christmas on the Square is December 3rd.

Mayor Sass asked Trustee Piwko to report on the McCOG meeting. Trustee Piwko stated that McHenry County College discussed their strategic plan and asked for feedback from the attendees; Trustee Piwko told them that Huntley could use a satellite location.

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 8:01 p.m.

MOTION: Trustee Piwko

SECOND: Trustee Fender

The Voice Vote noted all ayes and the motion carried.

Respectfully submitted,

Barbara Read
Recording Secretary

11.17.11 VB Minutes