

**VILLAGE OF HUNTLEY  
VILLAGE BOARD MEETING  
March 27, 2008  
MINUTES**

**CALL TO ORDER:**

A meeting of the Village Board of the Village of Huntley was called to order on Thursday, March 27, 2008 at 7:10 p.m. in the Municipal Complex Village Board Room 10987 Main St, Huntley, Illinois 60142.

**ATTENDANCE:**

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

**ABSENT:** None

**IN ATTENDANCE:** Village Manager Carl Tomaso, Assistant Village Manager David Johnson, Village Attorney Mike Coppedge, Management Assistant Barb Read, and Recording Secretary Anita Powers of Karick & Associates.

**PLEDGE OF ALLEGIANCE:**

Mayor Sass led the Pledge of Allegiance.

**PUBLIC COMMENTS**

Michael Sutkus of 10598 Faiths Way stated he is a three-year resident of the Northbridge Subdivision. Mr. Sutkus spoke of his deteriorating sidewalk and driveway apron and the fact that the problems have not been addressed by the builder. Mr. Sutkus presented photos of the concrete and asked that the Village use Lennar's performance bond to help rectify the problem.

Leslie Threadgill-Smith of 9921 Chetwood in the Southwind Subdivision asked that a changing table be added to the old Village Hall bathroom. Families are using the building for library events since the library's children's section was changed into a meeting room. Currently there is nowhere to change diapers except the floor.

**SPECIAL PRESENTATION**

1. Certificate of Recognition – Zac Boster – IHSA Class 3A Three-Point Showdown Champion. Zac is a member of the Huntley Red Raiders Basketball Team

Mayor Sass presented a certificate in recognition for winning the Class 3A Three-Point Showdown championship at the Peoria Civic Center.

**ITEMS FOR CONSIDERATION**

A. Approval of March 27, 2008 Bill List in the amount of \$845,978.42

**A MOTION was made to approve the March 27, 2008 Bill List in the amount of \$845,978.42**

<b>MOTION:</b>	<b>Trustee Mercer</b>
<b>SECOND:</b>	<b>Trustee Fender</b>
<b>AYES:</b>	<b>Trustees Fender, Kadakia, Kanakaris, Leopold, Mercer, and Piwko</b>
<b>NAYS:</b>	<b>None</b>
<b>ABSTAIN:</b>	<b>None</b>
<b>Motion carried</b>	<b>6:0:0</b>

B. Approval of Petition No. 08-3.1, Jac Reed LLC (Rosati Group), 26.18 acres, more or less, bounded by Reed Road on the south, by IL Route 47 on the west and Rainsford Drive on the north (“Property”) as follows:

1) Ordinance (O) 2008-03.17 - Special Use Permit for a Preliminary Planned Unit Development for the Property for the Property and Approval of such other 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, pursuant to the requirements of Section 156.120 et seq. of the Huntley Zoning Ordinance.

2) Ordinance (O) 2008-03.18 - Preliminary Plat of Resubdivision

Petitioner: Jac Reed LLC (Rosati Group)

Assistant Village Manager Johnson presented a PowerPoint presentation to the Trustees.

**Property History**

The Village approvals for the Covington Lakes subdivision included the commercial development of approximately 31 acres east of IL Route 47 and north of Reed Road. The Village Board approved the annexation, annexation agreement, zoning, and preliminary plat of subdivision for this property in 2001. The final plat of subdivision for the commercial sites was later approved by the Village Board in June of 2003.

In accordance with Section 156.121 of the Zoning Ordinance, all lands zoned “B-3” Shopping Center Business, must be developed as a Planned Unit Development (PUD). The petitioner has submitted a Preliminary PUD that will establish the frame work for the overall development of the 26.18 acre site.

The proposed development will create four (4) lots along Route 47 (Lots 2-5) and a 17.29 acre site for a larger tenant and potential inline retail.

Lots 2-5 along Route 47 will range from 1.79 acres to 2.7 acres in size which includes a 100' landscape setback from the Route 47 right-of-way. A 50' landscape setback is provided on Reed Rd. A 30'-0" drive aisle setback and 60'-0" building setback is proposed along the east lot line.

Vehicular access to the site will be provided by an internal access drive that will run adjacent to the rear of Lots 2-5 and will connect to existing curb cuts along Reed Road and Rainsford Drive.

The petitioner is also proposing to construct a right-in/right-out access to Route 47 between Lots 3 and 4, which requires approval from the Illinois Department of Transportation (IDOT). Lots 2-5 will not have direct access to Route 47.

Per the Zoning Ordinance, no parking space shall be located within the first ten (10) feet of the landscaped setback. Relief is required to allow parking spaces and drive aisles to be located within the landscape setback between Lot 1 and Lots 2-5 to allow the drive aisle as proposed on the site plan.

### **Parking**

The proposed preliminary PUD provides a parking lot layout for future user(s) of Lot 1. The parking lot will not be constructed until a user is found for Lot 1.

Separate parking lots will be created on each of Lots 2-5 when users are found for each lot. The plan provides parking for 1,001 vehicles or 5 spaces per 1,000 square feet of gross floor area based on an assumed building area of 200,200 square feet.

This conforms to retail parking requirements which required 5 spaces per 1,000 square feet of usable building area. It should be noted, parking lot will not be constructed on Lot 1 until a user has been found for the site and Final PUD approval has been received from the Village Board. Parking requirements for Lots 2-5 will be determined as users are found for each site.

### **Lighting**

The petitioner has provided two styles of exterior light fixtures for the proposed development. The parking area on Lot 1 will utilize a shoebox style fixture manufactured by Holophane.

The internal access drives will be illuminated by a Utility Granville Series Postlite which is the same fixtures used throughout the Covington Lakes residential subdivision and within the parking lot of the Covington Lakes Retail Center.

Staff has requested that the Granville fixture also be utilized for parking lot lighting for Lots 2-5 to maintain a uniform appearance throughout the Covington Lakes commercial and residential subdivisions.

### **Signage**

The proposed signage plan creates a template for monument signage for the development. The proposed plan provides for two (2) development signs, measuring 24'-10" in height that would be located adjacent to the Route 47 and Reed Road intersection and adjacent to the Route 47 and Rainsford Drive intersection.

The Sign Ordinance limits the overall height of a ground sign to 15 feet (§153.25). The petitioner requires relief for the development monument signs to have an overall height of 24'-10". Similar signage was approved with Tucker Development's Huntley Grove and Rubloff's Huntley Crossings.

Additional monument signs are proposed for the Lots 2-5. As proposed, lots 2-5 would be permitted a 8'-3 1/2" tall monument sign to advertise the user of that particular lot. The Sign Ordinance permits monument signs to measure up to 15'-0" in height, Staff has worked with petitioner to comply with the suggested monument sign height provided in the Village's Commercial Design Guidelines.

All proposed monument signs would each be constructed of rock and smooth faced cast stone, Renaissance stone, and cast stone cap at the top of the sign.

The proposed monument sign to be located on Lot 2 would also feature a LED reader board for a proposed Walgreens Pharmacy (*Walgreens has submitted for conceptual review of a site plan and building elevations as a separate application*). The proposed LED reader board requires relief from the Village's sign regulations to allow a changeable copy sign that will move and/or flash.

The Sign Ordinance prohibits changeable copy signs, with exceptions for movie theaters and gas stations, and prohibits signs that move or flash (§153.17(A) and (J)). The petitioner requires relief for the proposed LED reader board monument sign to be located on Lot 2.

### **Phase One of Development**

The petitioner has proposed to develop the property in phases. Phase One of development will include overall site grading and the installation of the north/south access drive adjacent to Lots 2-5 and the right-in/right-out access to Route 47, pending IDOT approval.

Plantings for the Route 47 100' landscape setback will be installed by the petitioner as part of the initial phase of development. Users for the individual lots will be required to submit for final PUD approval.

Specific details pertaining to site plans, building architecture and parking lot landscaping will be provided as part of an application for Final PUD approval and will be reviewed by the Planning Commission and approved by the Village Board of Trustees.

In accordance with Section 155.220 (B) of the Village's Subdivision Ordinance, the Preliminary Plat of Resubdivision has been reviewed by the Village Engineer and comments were forwarded to the petitioner. No issues were identified that would result in changes to the site plan presented as part of this petition.

The Planning Commission and Zoning Board of Appeals reviewed the petition at their joint meeting on March 12, 2008, and recommended to forward a positive recommendation to the Village Board subject to the following conditions:

1. In accordance with §4.5 of annexation agreement for the property, the petitioner shall obtain final approval of the engineering plans from the Village Engineer prior to the start of any grading activities on the site.
2. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
3. The Village of Huntley will require adherence to Illinois drainage law and best management practices for stormwater management. Jac Reed LLC, its agents and assignees are responsible for not increasing the rate of stormwater runoff and will be required, to the extent practicable, to minimize any increase in runoff volume through "retention" and design of multi stage outlet structures.
4. Bicycle racks shall be provided in accordance with §156.073(C)(1(a)) of the Zoning Ordinance.
5. Textured pedestrian crossing areas of colored concrete, brick or other material shall be used.
6. The Plat of Resubdivision shall include a note restricting access from Lots 2-5 to IL Route 47, except for the proposed access between Lots 3 and 4.
7. In accordance with §155.220 of the Subdivision Ordinance, the preliminary plat of resubdivision shall include existing zoning of the proposed subdivision and adjacent tracts in zoned areas.
8. Illinois Department of Transportation approval is required prior to the installation of the proposed right-in/right-out access on IL Route 47.
9. The final landscape plan shall be reviewed by the Village Forester prior to review and approval of the Final PUD by the Village Board.
10. In accordance with §156.073(C)(7), all required off-street parking areas shall be lighted with an average minimum illumination of two footcandles.

11. In accordance with the Village Commercial Design Guidelines, lighting levels at the property line shall not exceed 0.5 footcandles.
12. Lots 2-5 shall use Utility Granville Series Postlite fixtures for parking lot lighting.
13. Due to the proximity of the proposed LED reader board sign on Lot 2 to single family residential across Reed Road, the LED reader board to be located on Lot 2 shall be static and shall automatically dim at night.
14. Final Planned Unit Development Plans shall conform to the Village's Commercial Design Guidelines.
15. Landscape irrigation shall be installed as part of Phase One improvements in all areas where landscaping will be installed. Irrigation for future perimeter landscaping and for individual lots shall be required as part of Final PUD plans.
16. Phase One landscaping shall also include plantings along Reed Road extending to the eastern most driveway.
17. Parking spaces located north and south of the proposed building envelope on Lot 1 shall be Landbanked and shall only be installed if necessary in the future.
18. Eastern most curb cut on Reed Road to be re-evaluated for site distance by Staff and Village Engineers.
19. The petitioner shall work with the Village to install additional landscaping along the northern edge of the old Reed Road cul-de-sac, adjacent to the Route 47 and Reed Road intersection.

With the conclusion of the PowerPoint presentation, Assistant Village Manager Johnson asked if there were any questions.

Trustee Fender stated that she likes the black acorn lights as opposed to the box style and added that she would like to see two tall signs instead of six smaller signs.

The Petitioner stated that acorn lights are not practical for a big box store but this can be revisited when Lot 1 is reviewed. Each outlot user also feels it is important to have 6' sign.

Assistant Village Manager Johnson stated that the goal of the commercial design guidelines was to limit sign heights.

Trustee Piwko thanked the petitioner for the upgrade to the sign.

Trustee Mercer stated that all the outlots will have an issue regarding the space between the road and parking lots. Due to the setback, there does not seem to be enough room for landscaping or snow removal.

Trustee Leopold complimented the petitioner on the nice plan.

**A MOTION was made to approve Ordinance (O)2008-3.17 - Special Use Permit for a Preliminary Planned Unit Development for the Property and approval of such other relief as may be necessary to allow for development in accordance with the site plan that has been submitted**

<b>MOTION:</b>	<b>Trustee Piwko</b>
<b>SECOND:</b>	<b>Trustee Leopold</b>
<b>AYES:</b>	<b>Trustees Fender, Kadakia, Kanakaris, Leopold, Mercer, and Piwko</b>
<b>NAYS:</b>	<b>None</b>
<b>ABSTAIN:</b>	<b>None</b>
<b>Motion carried</b>	<b>6:0:0</b>

**A MOTION was made to approve Ordinance (O)2008-3.18 - Preliminary Plat of Resubdivision**

<b>MOTION:</b>	<b>Trustee Leopold</b>
<b>SECOND:</b>	<b>Trustee Fender</b>
<b>AYES:</b>	<b>Trustees Fender, Kadakia, Kanakaris, Leopold, Mercer, and Piwko</b>
<b>NAYS:</b>	<b>None</b>
<b>ABSTAIN:</b>	<b>None</b>
<b>Motion carried</b>	<b>6:0:0</b>

C. Discussion - Petition No. 08-3.2, Mid-America Development Partners / Walgreens, Lot 2 (2.59 acres) of the Covington Lakes Commercial Property (Jac Reed LLC Commercial Development), Concept Review.

Petitioner: Mid-America Development Partners

Assistant Village Manager Johnson presented a PowerPoint presentation to the trustees.

The petitioner is requesting Concept Plan review for the development of a Walgreens Drug Store facility on the ±2.59-acre Lot 2 that will be created with the resubdivision of the Covington Lakes Commercial subdivision at the northeast corner of Route 47 and Reed Road.

The subject property is zoned B-3 Shopping Center Business. The specific development parameters for the proposed Walgreens site will be governed by the planned unit development requirements for the overall site. The drive-thru window for the pharmacy is proposed on the east side of the building with a relatively wide paved area on the north side of the building designed to accommodate elements that may include trash compactor/enclosures and other utility equipment.

The Walgreens Pharmacy will have a footprint of approximately 14,820 square feet ( $\pm 130' \times \pm 114'$ ) requiring the 75 parking stalls (ratio of 5.0/1000 sf.). The height of the structure is 32 feet at the roof peak and 24' at the eaves. Building materials include:

1. combination of face-brick, stone and split-faced concrete block base (restricted to the *lowest* portion of the elevations)
2. asphalt-shingle roofing
3. wall-mounted lantern-type fixtures
4. windows and awnings
5. clear glass glazing system/anodized aluminum-framed atrium entry-feature

Planning Commission and Zoning Board of Appeals – 03/12/08 Joint meeting - comments:

Architectural elements shall be considered to improve the aesthetic appeal of the proposed structure, particularly on the north- and east-facing sides, which include but are not limited to the following: faux-windows, dentils and/or keystones over doors, an awning over the drive-thru pick-up window, other elevation accents and innovative landscape design elements on respective sides of the building.

Assistant Village Manager Johnson presented building elevations.

With the conclusion of the PowerPoint presentation, Assistant Village Manager Johnson asked if there were any questions.

Trustee Mercer stated that the strip of land between the drive-through and the road is very narrow. Village Manager Tomaso stated that the landscape architect will look at the area and provide specific recommendations to enhance the landscape feature.

Trustee Leopold stated that the dumpster location on the north side should be heavily screened, possibly using landscaping.

Trustee Piwko stated that the awning should be supported by pillars similar to the store already in town. In addition, he requested that the awning contain the same architectural features as the roof on the building.

Trustee Fender stated that community feedback regarding the project has been good.

There was a consensus to move forward in the planning process.

D. Approval of Ordinance (O)2008-03.19 - Special Use Permit Transfer – Royal Auto Sales, Inc. to Radek's Auto Stop, L.L.C., 10501 Route 47

Petitioner: Radek Gogol, Radek's Auto Stop, LLC

Village Manager Tomaso presented a PowerPoint presentation to the Trustees.

On October 10, 2002, the Village Board granted Huntley Motor Works a Special Use Permit in the “B-3” Shopping Center Business District (per Village of Huntley Ordinance (O) 2002-10.71) to operate a used automobile dealership, including new motor home sales and repair service at the 2.09-acre, property in question at 10501 Route 47.

On January 11, 2007, Royal Auto Sales, Inc. requested transfer of the *automotive sales-portion* of the Special Use Permit granted to Huntley Motor Works. Village of Huntley Ordinance (O) 2007-01.02 allowed Royal Auto Sales, Inc. to set-up their used automotive sales operation within the showroom-portion of the building and “limited” automotive repair in the northern-most, four-bay part of the building facing Route 47. Vehicle inventory for the business was displayed on various portions of the site including the areas adjacent to the “barn” structure located on the north portion of the site and south across the front of the facility to the lot adjacent to the intersection of Route 47 and Algonquin Road.

Royal Auto Sales, Inc. recently ceased operations and Radek’s Auto Stop, LLC contacted the Village’s Development Services Department with a request to operate a similar business at the location vacated by Royal Auto Sales, Inc. A Letter of Intent from Radek’s legal representative (dated 03/11/08) outlines the business plan which includes using the northern-most (four-bay) portion of the building and small part of the “main building” for the repair, refurbishment and maintenance of vehicles including occasional light auto body work. Radek’s Auto Stop, LLC would then display the re-conditioned vehicles for sale in an area restricted to the portion of the property adjacent to the four-bay overhead doors and in front of the “barn” structure on the north side of the property. The showroom portion of the building would not be occupied by Radek’s Auto Stop, LLC and is not included within the scope of operations of their proposed use.

On October 10, 2002, the Village Board granted Huntley Motor Works a Special Use Permit in the “B-3” Shopping Center Business District (per Village of Huntley Ordinance (O) 2002-10.71) to operate a used automobile dealership, including new motor home sales and repair service at the 2.09-acre, property in question at 10501 Route 47.

Overflow parking of For-Sale vehicles could also be accommodated in the parking area south of the building. Mr. Gogol indicated that sales inventory may be up to 50 vehicles.

The showroom portion of the building will be occupied by Grand Rental Station (GRS), which is relocating from its previous location just north of the property. Staff met with GRS and the property owner to discuss outdoor storage plans and learned that GRS intended to store various pieces of rental equipment in the area directly in front of the showroom, as their lease does not include the parking area to the south.

Per staff's direction to the property owner and GRS, GRS agreed to store any rental equipment and vehicles associated with the business on the north side of the showroom in the area originally intended for parking of vehicles for sale by Radek's. In exchange, Radek's would be allowed to park a limited number of vehicles for sale in a portion of the area in front of the showroom

The transfer of the Special Use Permit would be subject to the following conditions of approval:

1. Plans submitted for building permit must conform to all applicable codes and requirements of the Huntley Fire Protection District and the Village's Development Services Department including the larger issue of building fire suppression, as well as ADA requirements for washroom facilities.
2. Automobile service and maintenance are to be limited in scope. Transmission overhauls, engine replacements, major body work and the like will not occur on site.
3. There will be no outdoor storage or stockpiling of parts associated with Radek's Auto Stop. Outdoor storage for Grand Rental Station shall be provided in the area north of a line extending due east from the southeast corner of the barn building and shall be limited to properly licensed vehicles associated with the business and limited rental equipment machinery.
4. Hours of operation for Radek's Auto Stop should not extend beyond the times indicated below:

Monday - Friday	8:00 a.m. - 6:00 p.m.
Saturday	9:00 a.m. - 3:00 p.m.

5. A sign plan is to be submitted in full compliance with the Village Sign Ordinance.
6. No over storage of vehicles is allowed on site. All parking must occur in designated areas only. No parking is allowed in aisle areas. No storage is allowed on adjacent streets or off-site.
7. The Special Use Permit cannot be transferred without Village authorization.
8. Automotive services may be performed at the site upon approval of the Special Use Permit transfer. However, no vehicles shall be displayed for sale on the property until such time as Radek's Auto Stop, LLC has provided the Village of Huntley with a copy of an approved used car dealer's sales license from the State of Illinois.
9. Vehicle sales inventory displayed on the subject property shall be primarily restricted to the area north of a line extending due east from the northeast corner of the main building. However, a limited number of vehicles may be displayed for sale in the area in front of the former showroom portion of the building, as well as in the parking area to the south of the building.

10. Outside vehicle storage is restricted to reconditioned vehicles available for sale. Damaged, wrecked or vehicles in varying degrees of repair are not to be stored outside.
11. Any changes in use or site plan layout must be evaluated by the Village for compliance with the Special Use Permit.
12. No building or occupancy permits will be issued until all the provisions stated herein have been satisfied.
13. Radek's Auto Stop, LLC has indicated vehicle sales are to be restricted to automobile, minivan, sport utility and light pick-up vehicles only. No motor home, semi- or large-truck, trailer, or watercraft sales are permitted without the Village of Huntley's authorization and consent. In addition, no such vehicles may be stored on the property.
14. Radek's Auto Stop shall comply with all requirements of the Illinois Environmental Protection Agency and any other state or federal agencies having jurisdiction. Any documented violation of any IEPA or other regulatory agency standards shall constitute a violation of the special use permit and may result in termination of the special use.

With the conclusion of the PowerPoint presentation, Village Manager Tomaso asked if there were any questions.

Trustee Fender stated she would like to see the lights along the road taken out and would rather not see the rental equipment in the grass. Village Manager Tomaso stated that as proposed, there would be nothing on the grass.

Trustee Kanakaris stated that he has no problems with the equipment outside of the main building showroom and he would also not have a problem with motorhomes or boats since this will be temporary and this corner will eventually be developed.

Trustee Mercer stated that he would prefer the rental equipment be in front of the building and showroom. Trustee Leopold agreed.

Trustee Leopold asked if there will be spray painting in the repair area. Village Manager Tomaso stated that the petitioner will not be doing spray painting in large scale however, spray painting would occur on a repair/restricted basis.

Trustee Leopold asked if golf cart sales would be allowed. Village Manager Tomaso answered yes.

Mayor Sass noted that the letter from the attorney makes the business sound like a body shop. Mr. Gogol stated that no major body work will be performed, he will only be repairing minor scratches. Only 5-6 gallons of paint will be used each year.

Mayor Sass asked that staff verify that there is a proper a drain and trap for use with the paint. Village Manager Tomaso stated he will look into it and make sure all is in accordance with ordinance requirements before issuing a permit.

**A MOTION was made to approve Ordinance (O)2008-03.19 - Special Use Permit Transfer – Royal Auto Sales, Inc. to Radek’s Auto Stop, L.L.C., 10501 Route 47, subject to the above referenced conditions.**

**MOTION: Trustee Leopold**  
**SECOND: Trustee Kanakaris**  
**AYES: Trustees Fender, Kadakia, Kanakaris, Leopold, Mercer, and Piwko**  
**NAYS: None**  
**ABSTAIN: None**  
**Motion carried 6:0:0**

E. Approval of Ordinance (O)2008-03.20 - Village of Huntley Annual Zoning Map Update

Assistant Village Manager Johnson presented the updated zoning map.

Annually, in accordance with State law the Village is required to formally adopt an updated zoning map. The required notice, notifying the public of the revised map will appear in the Northwest Herald during the week of March 31, 2008.

The following amendments have been made since the last update:

Annexations

1. Centegra Property Annexation

Zoning Reclassifications:

2. Centegra Property Rezoning upon Annexation from Unincorporated McHenry County, “R-4” Townhomes and Condominiums and “B-2” Highway Service to “HC” Health Care District
3. Huntley Professional Center, Part of Lots 4 and 5, Bakley’s 14<sup>th</sup> Addition from “M” Manufacturing to “O-PUD” Office - Planned Unit Development
4. 11004 Route 47, Mary Ellen Moerke property from “B-2” Highway Service to “R-2” Residence District
5. Arbor Place Subdivision – “Donation Parcel” from “BP-PDD” Business Park – Planned Development District to “P-PDD” Parks and Open Space – Planned Development District
6. 11608 Dean Street, Request for Rezoning from “R-1” Residence District to “O-PUD” Office - Planned Unit Development

Plats of Subdivision

1. Rubloff Development Group, Huntley Crossings, Phase 1, Final Plat of Subdivision, east side of Route 47, south of Powers Road

2. Tucker Development Corporation, Huntley Grove – Commercial, Final Plat of Subdivision, east side of Route 47, south of Kreutzer Road
3. Centegra Medical Campus, Final Plat of Subdivision, northeast of Algonquin and Haligus Road intersection

Mayor Sass asked if there were any questions. There were none.

**A MOTION was made to approve Ordinance (O)2008-03.20 - the annual zoning map update for the Village of Huntley.**

<b>MOTION:</b>	<b>Trustee Kanakaris</b>
<b>SECOND:</b>	<b>Trustee Piwko</b>
<b>AYES:</b>	<b>Trustees Fender, Kadakia, Kanakaris, Leopold, Mercer, and Piwko</b>
<b>NAYS:</b>	<b>None</b>
<b>ABSTAIN:</b>	<b>None</b>
<b>Motion carried</b>	<b>6:0:0</b>

- F. Approval of Resolution (R)2008-03.09 - Town Square Street Lighting Contract Award for Construction and Installation to Elmund & Nelson in the amount of \$24,885.00.

Village Manager Tomaso reported that the Village Board, in an effort to enhance the beautification of the downtown, directed staff to budget for the continuation of the decorative street lighting around the town square and in front of old Village Hall. The decorative lights will again be equipped with banner brackets and electrical outlets if needed for seasonal lighting displays.

Staff has worked with Elmund and Nelson Co. (installed lights on East and West Main Street) to determine the best locations and cost for installing the decorative lights around town square. Seven decorative lights can be installed at a cost of \$24,885.00. Six decorative lights will replace the current six lights around the parameter of the town square and one additional decorative light will replace the current one next to old Village Hall. Funds were provided for in the FY08 Budget Capital Projects Fund, line item 02-10-4-7720, in the amount of \$30,000.

Staff recommends that the Village Board waive the formal bidding process and award the contract to Elmund and Nelson as a sole vendor based on their performance installing the decorative lights on East and West Main Street.

Staff has begun gathering additional downtown beautification options and they will be presented to the Board for discussion in further detail as a part of the FY09 budget process.

**A MOTION was made to approve Resolution (R)2008- 03.09 - James C. Dhamer Town Square Street Lighting Contract Award for Construction and Installation to Elmund & Nelson in the amount of \$24,885.00.**

**MOTION: Trustee Fender**  
**SECOND: Trustee Piwko**  
**AYES: Trustees Fender, Kadakia, Kanakaris, Leopold, Mercer, and Piwko**  
**NAYS: None**  
**ABSTAIN: None**  
**Motion carried 6:0:0**

*Mayor Sass called for a brief recess.*

G. Approval of Resolution (R)2008-03.10 – an Engineering Services Agreement with Christopher B. Burke Engineering, Ltd. (CBBEL) to develop a database of current recapture agreements within the Village of Huntley (Phase 2) in an amount not to exceed \$24,800

Village Manager Tomaso reported that at the June 28, 2007 Village Board meeting, the Village Board approved an Engineering Services Agreement with Christopher B. Burke Engineering, Ltd. (CBBEL) to conduct the research and documentation for the existing Village recapture agreements (Phase 1). The Phase 1 work has been completed. The next phase (Phase 2) of the Recapture Database is to detail the category of each recapture agreement, i.e. water supply, sanitary sewer, stormwater or roadway; assign the costs to the benefited properties and provide an exhibit that will function as a reference for staff when meeting with potential developers. At a future date, as the Village’s GIS system evolves, the information will be added as an attribute to the affected parcels.

The proposed cost for tasks 1 – 4 inclusive for the CBBEL proposal is \$24,800. This study is included in the 2008 budget in the Capital Projects Fund, line item 02-10-4-6925 in the amount of \$66,400.

Mayor Sass asked if this was the final phase. Village Manager Tomaso stated yes.

**A MOTION was made to approve Resolution (R)2008-03.10 – an Engineering Services Agreement with Christopher B. Burke Engineering, Ltd. (CBBEL), dated January 18, 2008 to develop a database of current recapture agreements within the Village of Huntley (Phase 2) in an amount not to exceed \$24,800**

**MOTION: Trustee Kanakaris**  
**SECOND: Trustee Mercer**  
**AYES: Trustees Fender, Kadakia, Kanakaris, Leopold, Mercer, and Piwko**

**NAYS:** None  
**ABSTAIN:** None  
**Motion carried** 6:0:0

H. Approval of Resolution (R)2008-03.11 - an Engineering Services Agreement with Christopher B. Burke Engineering, Ltd. (CBBEL) to proceed with Phase 2 of the comprehensive management of wetlands within the Village of Huntley in an amount not to exceed \$20,000

Village Manager Tomaso reported that a Village Board priority is to develop a comprehensive management program for wetlands within the Village of Huntley. Phase 1 of the wetland study was approved May 8, 2007 and included an inventory of the existing wetlands and waters of the United States, within the Village of Huntley. This inventory has been completed and the Phase 2 study is now proposed. The initial Phase 2 study will concentrate on the Sun City development. The study will summarize the wetland areas with respect to size, location, jurisdiction, permit status, ownership and management entity, and compliance with performance standards. Upon review of the results for the Sun City development, the study can be expanded to the remainder of the Village wetlands.

The CBBEL proposal is \$20,000. Funds are included in the FY08 budget in the Capital Projects Fund line item 02-10-4-6925 in the amount of \$66,400.

Trustee Leopold asked if the wetlands adjacent to Sun City will be included. Village Manager Tomaso answered yes.

Trustee Piwko asked if Phase 3 will include the rest of the Village. Village Manager Tomaso answered yes.

**A MOTION was made to approve Resolution (R)2008-03.11 – an Engineering Services Agreement with Christopher B. Burke Engineering, Ltd. (CBBEL), dated January 21, 2008, to proceed with Phase 2 of the comprehensive management of wetlands within the Village of Huntley in an amount not to exceed \$20,000**

**MOTION:** Trustee Fender  
**SECOND:** Trustee Leopold  
**AYES:** Trustees Fender, Kadakia, Kanakaris, Leopold, Mercer, and Piwko  
**NAYS:** None  
**ABSTAIN:** None  
**Motion carried** 6:0:0

I. Approval of Payout Request No. 14 – Joseph J. Henderson & Son, Inc. West Wastewater Treatment Plant Improvements Phase 3 - \$323,775.96

Mayor Sass reported that on October 5, 2006 the Village Board of Trustees awarded Joseph J. Henderson & Son, Inc., the contract for the 1 million gallon Phase 3 expansion of the West Wastewater Treatment plant. The contract amount awarded was \$14,320,000.00.

In accordance with the Facility Expansion Agreement with Huntley Venture for the Talamore Subdivision all costs for the Phase 3 West Wastewater Treatment Plant Improvements are to be funded by Huntley Venture.

Joseph J. Henderson & Son, Inc. is now requesting partial payment for work performed and material purchased through February 20, 2008 (fourteenth payout request).

In the opinion of the project engineer, Baxter & Woodman, the amount now due and payable to Joseph J. Henderson & Son, Inc. in accordance with the terms of the Construction Contract Documents for this project is \$323,775.96. The Phase 3 improvement is 70% complete. J.J. Henderson has requested in accordance with article 14.02, Subsection A, Paragraph 3 it states “Periodic partial payments shall be made for the value of the completed work as approved by the engineer until construction is 50% complete, after which no additional amount will be retained if contractor is making progress to owner satisfaction and there is no specific cause for withholding 10% of the total value of completed work”. Staff is in agreement with the request and will no longer reduce payouts by 10% for retainage.

Funds paid to date including the proposed \$10,936,205.75. Awarded contract amount \$14,320,000.00 minus payouts to date, \$10,936,205.75 leaves an outstanding balance of \$3,383,794.25.

Trustee Kadakia asked about the accuracy of the 10% retainage. Village Manager Tomaso stated that he would verify an accurate number.

**A MOTION was made to approve the Engineer’s Payment Estimate No. 14 for the West Wastewater Treatment Plant Improvements Phase 3 and payment to Joseph J. Henderson & Son, Inc. in the amount of \$323,775.96.**

<b>MOTION:</b>	<b>Trustee Leopold</b>
<b>SECOND:</b>	<b>Trustee Piwko</b>
<b>AYES:</b>	<b>Trustees Fender, Kadakia, Kanakaris, Leopold, Mercer, and Piwko</b>
<b>NAYS:</b>	<b>None</b>
<b>ABSTAIN:</b>	<b>None</b>
<b>Motion carried</b>	<b>6:0:0</b>

J. Approval of Payout Request No. 4 – Joseph J. Henderson & Son, Inc., West Wastewater Treatment Plant Irrigation Pumping Station No. 2 - \$30,253.95

Mayor Sass reported that in the opinion of the project engineer, Baxter & Woodman, the amount now due and payable to Joseph J. Henderson & Son, Inc. in accordance with the terms of the Construction Contract Documents for this project is \$30,253.95.

Funds paid to date including the proposed \$348,921.19.

Awarded contract amount \$402,000.00 minus payouts to date, \$348,921.19 leaves an outstanding balance of \$53,078.81.

Trustee Leopold asked about the target date of operation. Village Manager Tomaso stated that an operational date is years away. Municipal water will be used in until then.

**A MOTION was made to approve the Engineer’s Payment Estimate No. 4 for the West Wastewater Treatment Plant Irrigation Pumping Station No. 2 and payment to Joseph J. Henderson & Son, Inc. in the amount of \$30,253.95.**

<b>MOTION:</b>	<b>Trustee Piwko</b>
<b>SECOND:</b>	<b>Trustee Fender</b>
<b>AYES:</b>	<b>Trustees Fender, Kadakia, Kanakaris, Leopold, Mercer, and Piwko</b>
<b>NAYS:</b>	<b>None</b>
<b>ABSTAIN:</b>	<b>None</b>
<b>Motion carried</b>	<b>6:0:0</b>

K. Policy Direction – Route 47 Widening – Kreutzer Road to Reed Road Public Improvement Follow-Up

Village Manager Tomaso reported that pursuant to Village Board policy discussion at the February 21, 2008 meeting, staff has followed up and obtained the requested additional information regarding the elements of the public improvements that the board requested additional information. Specifically, the information request included more details regarding the following:

1. Elements of decorative lighting
2. Standard IDOT street lighting
3. Decorative traffic signal poles and bracket costs
4. Sidewalk width – Route 47
5. More detail information regarding landscape medians
6. Electrical power sources for landscape medians
7. Irrigation system for landscape medians.

Please see below the following details regarding the above referenced information requests

<u>Issue Description</u>	<u>Comment</u>
<ul style="list-style-type: none"> <li>▪ Decorative Street Lighting – Mill Street to Algonquin Road NOTE: No other street lighting included Approximately 70 locations</li> </ul>	\$1,060,000
<ul style="list-style-type: none"> <li>▪ Decorative Street Lighting – Mill Street to Algonquin Road Plus Standard IDOT street lighting: Kreutzer Road to Mill Street Algonquin Road to Reed Road Approximately 160 locations</li> </ul>	\$1,935,000
<ul style="list-style-type: none"> <li>▪ Decorative Street Lighting – Kreutzer Road to Reed Road NOTES: Decorative lights include the tall (40' high) light off mast arms, the lower ornamental set (to match Main Street style), banner arms and outlets. Standard IDOT lights are a tall (40') silver pole with cobra head light off mast arm.</li> </ul> <p>The tall lights must include a mast arm to illuminate the roadway to IDOT standards. To address a “third carriage” light, a more decorative fixture may be selected.</p> <p>The lower ornamental set of decorative lights can be oriented either along or perpendicular to Rt. 47. Truck clearance will not be an issue if poles adequately set back from curb.</p> <p>The “color” of the light will match for the upper and lower fixtures. High Pressure Sodium (HPS) lights are an “off-white” hue compared to the Mercury Vapor (brighter white) luminaries.</p> <p>The lighting design will require poles on alternating sides of the street.</p>	\$2,405,000
<ul style="list-style-type: none"> <li>▪ DECORATIVE TRAFFIC SIGNAL (BLACK) at Main Street.</li> </ul>	

Add \$10,000 per intersection

Areas along route not selected and funded by the Village will not be lighted. If desired, the Village will need to arrange side street lighting re-installation by ComEd. All existing lights on wood poles are scheduled to be removed with the project.

- Sidewalk both sides of Rt. 47 – width

The width of the sidewalk is 7', beginning immediately back of curb.

Landscaped Medians

Of the 2.6 miles of Rt. 47 to be improved, approximately 4100 lineal feet includes a landscaped median.

- Trees @ 50' spacing – 82 trees @ \$400.00 = \$32,800.00  
Note: Annual maintenance to be budgeted.
- Irrigation System for landscaped median = \$130,000.00 \*  
Note: Annual operation and maintenance to be budgeted.
- Electric Power (for tree accents) = \$100,000.00 \*  
Note: Annual operation and maintenance to be budgeted

*\* Very preliminary, subject to change  
Annual costs for water and power to be added*

IDOT has no requirements for the lighting of state routes. IDOT does not require any of their routes to have street lights. A key example for the Village Board to observe is the intersection of Jim Dhamer Drive and Route 47. There are no street lights at that location.

It should also be noted that, the majority of existing street lights on Route 47 are classified by IDOT as non-conforming lighting. Simply put, this means that the lighting does not meet their standards for construction, luminaries, and location. IDOT has further advised staff that the majority, if not all, of the existing lighting, will be removed because it does not conform to IDOT standards. As has been discussed in the past, any lighting on State Route 47 will be 100% Village's expense.

Village Manager Tomaso presented photos of the area in question and renderings of the lighting choices.

Village Manager Tomaso stated that IDOT would consider allowing lighting within the medians and along the road in areas without medians. Trustee Leopold asked for an exhibit showing locations of lighting within medians. Trustee Piwko asked if lighting within the medians would reach the sidewalks.

Village Manager Tomaso stated that a plan would be presented illustrating lights in the median and an evaluation would be done to determine if the sidewalks would be properly lighted.

Trustee Mercer stated that he would rather not add lights to the entire Route 47 area between Reed Road and Kreutzer Road.

Trustee Kanakaris stated that he likes the lights in the median. Trustee Fender stated that she is concerned about funding the project and would like to make sure taxes are not raised to pay for the lights.

Trustee Kadakia stated that this is the gateway to Huntley and it should look good.

There was a consensus to use ornamental lights, add electricity and irrigation to medians and to add upgraded landscaping.

Policy Direction was for staff to provide plans for lights down the area bounded by Deicke Park south boundary, north through the Algonquin Road intersection, and also a plan for alternating lights down the sides of the street. Village Manager Tomaso will report back to the Village Board regard the State's luminar standards and a list of towns where the state highways have been lit.

#### **VILLAGE ATTORNEY'S REPORT**

No report

#### **VILLAGE MANAGER'S REPORT**

No report

#### **VILLAGE PRESIDENT'S REPORT**

Mayor Sass reported that it is the birthday of founder Thomas Stillwell Huntley. Trustee Mercer noted that the McCOG meeting was very good.

#### **UNFINISHED BUSINESS**

None

#### **NEW BUSINESS**

None

#### **ADJOURNMENT INTO EXECUTIVE SESSION**

**There was a motion made at 9:00pm. to adjourn the meeting into Executive Session to discuss contractual issues.**

**MOTION: Trustee Leopold**

**SECOND: Trustee Piwko**

**Motion carried unanimously**

#### **ADJOURNMENT OUT OF EXECUTIVE SESSION**

**There was a motion made to exit Executive Session at 9:09pm.**

**MOTION: Trustee Leopold**  
**SECOND: Trustee Kanakaris**  
**Motion carried unanimously**

Mayor Sass announced that, as authorized by the Village Board, the Mayor will work towards a boundary agreement with Pingree Grove.

**ADJOURNMENT**

**There was a MOTION made to adjourn the meeting at 9:13pm.**

**MOTION: Trustee Leopold**  
**SECOND: Trustee Kanakaris**  
**Motion carried unanimously**

Respectfully submitted,

Anita M. Powers  
Recording Secretary  
Karick & Associates.