

**VILLAGE OF HUNTLEY
VILLAGE BOARD MEETING
October 9, 2008
MINUTES**

CALL TO ORDER:

A meeting of the Village Board of the Village of Huntley was called to order on Thursday, October 9, 2008 at 7:00pm.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, and John Piwko.

ABSENT: Trustee Paul Mercer

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

PLEDGE OF ALLEGIANCE:

Mayor Sass led the Pledge of Allegiance.

PUBLIC COMMENTS

None

ITEMS FOR CONSIDERATION:

- A. Approval of September 18, 2008 Village Board and September 25, 2008 Village Board Meeting Minutes

A MOTION was made to approve the September 18, 2008 Village Board Meeting Minutes as presented.

MOTION:	Trustee Leopold
SECOND:	Trustee Fender
AYES:	Trustees Fender, Kadakia, Kanakaris, Leopold, and Piwko
NAYS:	None
ABSENT:	Trustee Mercer
Motion carried	5:0:1

A MOTION was made to approve the September 25, 2008 Village Board Meeting Minutes as presented.

MOTION:	Trustee Leopold
SECOND:	Trustee Fender
AYES:	Trustees Fender, Kanakaris, and Leopold
NAYS:	None
ABSTAIN:	Trustees Kadakia and Piwko
ABSENT:	Trustee Mercer
Motion carried	3:0:2:1

B. Approval of Ordinance (O)2008-10-63 - Petition No. 08-9.2, Rubloff Huntley II, LLC, Requesting (i) Preliminary Plat of Subdivision; (ii) Preliminary Planned Unit Development; and (iii) Approval of such other relief as may be necessary to allow for development in accordance with the site plan that has been submitted.

Petitioner: Rubloff Huntley II, LLC

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

The petitioner is owner of 54.7 acres, more or less, east of Route 47 and north of Powers Road. The property is more commonly know as phase II of the Huntley Crossings commercial development. The proposed preliminary plat and preliminary PUD establishes the framework for the overall development of the 54.7 acre site.

The proposed development will create seven (7) outlots along Route 47 (Lots 1-7) and a 20.365 acre and 9.660 acre site for “big box” and inline retail. Vehicular access to the site from the south will be provided from Powers Road and from the west at a full signalized intersection at Route 47 and Regency Parkway. The Regency Parkway access is currently under construction to provide access to Wal-Mart. An internal north-south access drive will run adjacent to the rear of the outlots and will connect with the Huntley Grove commercial development. Much of the required IL Route 47, Regency Square and Powers Road improvements are presently under construction as part of the Huntley Grove and Huntley Crossings (phase I) developments. Lots 1-7 will not have direct access to Route 47.

Final PUD approval will be sought for individual lots when users are identified for each site. Specific details pertaining to 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. This is similar to the process that is being utilized at Tucker Development’s Huntley Grove, Phase I of Huntley Crossings and Rosati’s Commercial Development.

Village Manager Johnson presented and reviewed a plat of subdivision and lot configurations.

All proposed lots conform to the 200 foot lot width requirement for the “B-3” Shopping Center Business District. All proposed lots also conform to the 80,000 square feet (1.837 Ac.) minimum lot area required in the “B-3” Shopping Center Business District.

Village Manager Johnson reviewed access points for the project.

Phase One of Development

The petitioner has proposed to develop the property in phases. Phase one of development will include overall site grading for the outlots only and construction of the north/south access drive adjacent to the rear of the outlots (Lots 1-7). Additionally, plantings within the Route 47 greenbelt buffer will be installed by the petitioner as part of the initial phase of development. Lots 8 and 9 will be developed as a second phase.

Planning Commission and Zoning Board of Appeals

The Planning Commission and Zoning Board of Appeals reviewed the petition at their joint meeting on September 24, 2008. After holding a public hearing and listening to public comment, the Planning Commission and Zoning Board of Appeals both unanimously recommended approval of the petition subject to the following conditions:

1. All public improvement and site development must occur in full compliance with all applicable Village Municipal Services (Engineering, Public Works, Planning and Building) and approved Annexation Agreement site design standards, practices and permit requirements.
2. The developer will comply with all final engineering revisions to be approved by the Village Engineer.
3. The final Landscape Plan requires approval from the Huntley Development Services Department Staff and the Village Forester.
4. In accordance with the 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.
5. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
6. The Village of Huntley will require adherence to Illinois drainage law and best management practices for stormwater management. Rubloff Huntley II LLC, its agents and assignees is 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.
7. Bicycle racks shall be provided in accordance with §156.073(C)(1(a)) of the Zoning Ordinance.

8. The sidewalk shall be installed along the north-south access drive concurrently with the installation of the driveway.
9. Textured pedestrian crossing areas of colored concrete, brick or other material shall be used.
10. Planter boxes or foundation plantings are required along the front elevation of the big-box and inline retail.
11. Parking lot lighting shall comply with Section 156.073(C)(7) of the Zoning Ordinance and the Village' Commercial Design Guidelines.
12. Final Planned Unit Development Plans shall conform to the Village's Commercial Design Guidelines.
13. 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.
14. In accordance with the Annexation Agreement for the site, the Developer shall keep in place a maintenance guarantee for all frontage trees and landscaping within the Route 47 Greenbelt Buffer for a period of three (3) years from the date of acceptance by the Village in an amount to be approved by the Village and reasonably equivalent to the reasonable costs of maintaining such frontage trees and landscaping.
15. The petitioner shall provide a five year maintenance plan for all native plantings.

With the conclusion of the PowerPoint presentation, Mayor Sass asked if there were any questions. There were none.

A MOTION was made to approve Ordinance (O)2008-10.63 granting approval of (i) Preliminary Plat of Subdivision; (ii) Preliminary Planned Unit Development; and (iii) Approval of such other relief as may be necessary to allow for development in accordance with the site plan that has been submitted, subject to the above noted conditions.

MOTION:	Trustee Kanakaris
SECOND:	Trustee Leopold
AYES:	Trustees Fender, Kadakia, Kanakaris, Leopold, and Piwko
NAYS:	None
ABSENT:	Trustee Mercer
Motion carried	5:0:1

C. Approval of Ordinance (O)2008-10.64 - Allowing the Sign at 10771-10775 S. Route 47 to be considered legal, non-conforming

Petitioner: Calman Enterprises

Village Manager Dave Johnson presented a PowerPoint presentation including an aerial photo highlighting the existing and proposed rights-of-way.

Due to the impending widening of Route 47 between Kreutzer Road and Reed Road, IDOT will be acquiring additional right-of-way from the property at 10771 - 10775 Route 47. The property is currently the site of Century Dental, as well as several other businesses.

IDOT will be acquiring an additional 5 feet of right-of-way across the frontage of this property. The sign for the property will no longer meet the zoning ordinance requirement that it be located at least 10 feet from the property line. The owner is requesting that the sign be allowed to remain in place, approximately 5 feet from the new property line. In addition, the parking lot will no longer meet the 10 foot setback requirement. However, no parking spaces are affected by the project. The petitioner is requesting that the property be considered legal, non-conforming, allowing the sign to remain in place and to allow for the parking inside the 10 foot setback.

With the conclusion of the PowerPoint presentation, Mayor Sass asked if there were any questions. There were none.

A MOTION was made to approve Ordinance (O)2008-10.64 - allowing the sign at 10771-10775 Route 47 to be considered legal, non-conforming.

MOTION:	Trustee Leopold
SECOND:	Trustee Kadakia
AYES:	Trustees Fender, Kadakia, Kanakaris, Leopold, and Piwko
NAYS:	None
ABSENT:	Trustee Mercer
Motion carried	5:0:1

D. Approval of the Award of the Crack Sealing Program to the Lowest Qualified Bidder

Mayor Sass reported that on October 1, 2008 sealed bids were opened and read aloud for the 2008 Crack Sealing Program. The bids were evaluated based on price per pound material cost with a not to exceed limit of \$50,000.

The following two bids were received:

1. SKC Construction, Inc.; West Dundee, Illinois
\$1.41 per pound of material (35,461 lbs)
2. Behm Pavement; Crystal Lake, Illinois
\$1.60 per pound of material (31,250 lbs)

Mayor Sass noted that the FY2008 budget amount for this program is \$50,000. The amount is budgeted in the Road & Bridge Fund 43-05-4-7501. The Mayor also noted that the bids were reviewed by Staff and the Village Attorney and all is in order for Village Board consideration.

As reported in the Board's packet, the following streets are scheduled for crack sealing this season. Due to the increase in product cost, there is a possibility that all streets proposed will not be improved this year. Any streets not completed during 2008 will be included as a priority in the 2009 Crack Sealing Program.

The areas to be crack sealed are:

- Haligus Road (Main Street to Algonquin Road)
- Ruth Road (Main Street to Algonquin Road)
- Oakcrest Drive (Route 47 to Oakland)
- Del Webb Neighborhood 32
- Huntley Meadows
- Georgian Place Phase 1

Trustee Piwko asked why Main St east of Haligus Rd was not included. Village Manager Johnson stated he will follow up on that.

Trustee Leopold cautioned against stretching the work out over a weekend as has been done in the past.

Trustee Fender asked if Southwind is being monitored. Village Manager Johnson answered yes, that the streets in Southwind had previously been crack sealed and are being monitored as a part of the Village's pavement management program

A MOTION was made to award the Crack Sealing Program to SKC Construction, Inc.

MOTION:	Trustee Leopold
SECOND:	Trustee Piwko
AYES:	Trustees Fender, Kadakia, Kanakaris, Leopold, and Piwko
NAYS:	None
ABSENT:	Trustee Mercer
Motion carried	5:0:1

VILLAGE ATTORNEY'S REPORT: None

VILLAGE MANAGER'S REPORT: None

VILLAGE PRESIDENT'S REPORT: Mayor Sass reported that a unanimous decision was reached at a recent ICC Hearing approving the Kreutzer Road corridor.

There will be a Budget Workshop next Thursday, October 16th at 6pm. There will be a public workshop regarding the transit station site selection on Wednesday, October 15th at 6pm.

UNFINISHED BUSINESS:

Trustee Kadakia reported that he will submit the following documents from the Illinois Municipal League Conference; 2008 Legislative Report, Litigation update, Local Liquor Commissioner's Handbook.

NEW BUSINESS:

None

ADJOURNMENT INTO EXECUTIVE SESSION

There was a motion made at 7:24pm. to adjourn the meeting into Executive Session to discuss probable or imminent litigation and pending litigation and other issues.

MOTION: Trustee Leopold

SECOND: Trustee Fender

Motion carried unanimously

ADJOURNMENT OUT OF EXECUTIVE SESSION

There was a motion made to exit Executive Session at 7:29pm.

MOTION: Trustee Leopold

SECOND: Trustee Fender

Motion carried unanimously

ACTION ON CLOSED SESSION ITEM:

None

ADJOURNMENT:

There was a MOTION made to adjourn the meeting at 7:30pm.

MOTION: Trustee Leopold

SECOND: Trustee Fender

Motion carried unanimously

Respectfully submitted,

Anita M. Powers
Recording Secretary
Karick & Associates