

**VILLAGE OF HUNTLEY**  
**COMMITTEE OF THE WHOLE MEETING**  
**August 3, 2017**  
**MINUTES**

**CALL TO ORDER:**

A meeting of the Committee of the Whole of the Village of Huntley was called to order on Thursday, August 3, 2017 at 7:00 p.m. in the Municipal Complex, Village Board Room, 10987 Main St., Huntley, Illinois 60142.

**ATTENDANCE:**

**PRESENT:** Mayor Pro-Tem Harry Leopold; Trustees: Ronda Goldman, Tim Hoeft, Niko Kanakaris, John Piwko and JR Westberg.

**ABSENT:** Mayor Charles Sass

**IN ATTENDANCE:** Village Manager David Johnson, Assistant Village Manager Lisa Armour, Management Assistant Barbara Read, Director of Development Services Charles Nordman, Village Engineer Timothy Farrell and Village Attorney John Cowlin.

**PLEDGE OF ALLEGIANCE:** Mayor Pro-Tem Harry Leopold led the Pledge of Allegiance.

**PUBLIC COMMENTS:** None

**ITEMS FOR DISCUSSION:**

- a) Discussion – Approval of the July 13, 2017 Village Board Meeting Minutes

Mayor Pro-Tem Leopold asked if the Committee had any comments or changes to the Minutes; there were none.

*It was the consensus of the Committee of the Whole to forward on to the Village Board for approval the July 13, 2017 Village Board Meeting Minutes.*

- b) Discussion – Consideration of a Resolution in Support of the Village of Johnsburg’s Efforts to Clean Up the Fox River

Mayor Pro-Tem Leopold reported that the Village of Johnsburg has requested support for their efforts to secure grants to help protect the waterways in Johnsburg. This effort also includes wastewater treatment systems to properties along the Fox River and reclamation projects.

Staff Analysis

To assist in this effort, the Village of Johnsburg has requested a resolution of support from other McHenry County communities.

Mayor Pro-Tem Leopold asked if the Committee had any comments or questions; there were none.

***It was the consensus of the Committee of the Whole to forward to the Village Board a Resolution in Support of the Village of Johnsburg's Efforts to Clean Up the Fox River.***

- c) Discussion – Conceptual Review of Proposed Building Elevations for O'Reilly Auto Parts at the Northeast Corner of Route 47 and Regency Parkway and Referral to the Plan Commission to begin the Formal Development Review Process

***Mayor Pro-Tem Leopold reported that this Agenda item has been tabled to the August 17, 2017 Committee of the Whole meeting.***

- d) Discussion – Conceptual Review of a Proposed Site Plan and Building Elevations for a Mixed-Use Development on ±17 Acres at the Northwest Corner of Route 47 and Mill Street and Referral to the Plan Commission to begin the Formal Development Review Process

Director of Development Services Charles Nordman reviewed a Power Point presentation and reported that SMDMF LLC – 47 is the owner of ±17 acres at the northwest corner of Route 47 and Mill Street consisting of multiple parcels which are currently zoned R-1 and R-2 Single Family Residence District. The property has frontage on Route 47, Mill Street, Lincoln Street, and Main Street. The subject site does not include any of the existing single-family homes located along Lincoln Street or Main Street.

The proposed plan for the ±17 acre site includes rezoning the property for multi-family and commercial and developing it as a Planned Unit Development (PUD). The proposed multi-family would include four (4) multi-story buildings totaling 170 units (a breakdown of the number of one, two, and three bedroom units has not yet been provided). The Route 47 frontage of the property is proposed to consist of four (4) multi-story commercial/office buildings which would total ±88,054 square feet. The Lincoln Street frontage would include a new fire station (not constructed by the developer) and ±0.55 acre park site.

Access to the site will come from Route 47, Mill Street, and Main Street. There will be no direct access to the development or fire station from Lincoln Street. Full access to the property will be provided from Route 47 and Mill Street and a right-in/right-out is proposed on Main Street. The petitioner has prepared a traffic impact study which will be reviewed by the Village's transportation consultant as part of the development review process.

The parking plan for the development includes a combination of surface level parking and parking under the apartment buildings. As proposed, 748 parking spaces are provided for the overall development (excluding parking shown on the fire department site). Of those, 191 spaces would be interior spaces located below the apartment buildings. The petitioner is proposing to share parking between the restaurant, retail, and office uses due to the different times of day each use requires parking. This will result in less parking being provided than is required by the Zoning Ordinance, which is allowed if the petitioner can demonstrate that different uses will not substantially overlap in hours of operation or hours of demand. The amount of shared parking has not yet been determined, but will be specified as part of the application for Preliminary PUD to be reviewed by the Plan Commission and Village Board.

#### Staff Analysis

The Downtown Revitalization Plan, adopted by the Village Board in 2010, included a land use plan for the subject site. The plan recommended corridor commercial along Route 47, multi-family within the

interior of the site and single-family residential along Lincoln Street. An excerpt from the Downtown Revitalization Plan is provided as an attachment to this report.

### *Required Approvals*

Upon cursory review, the proposed plan will require the following review and approval by the Plan Commission and Village Board:

1. Preliminary and Final Plat of Subdivision
2. Map Amendment to rezone the property
3. Preliminary and Final Planned Unit Development

### Strategic Plan Priority

The 2016-2020 Strategic Plan identifies “*Promote New Business Development, Retention, and Expansion*” as a Strategic Priority, “*Continue Downtown Revitalization Efforts*” as a goal, and “*Redevelop the ±17-acre former school site at Route 47 and Mill Street*” as an objective.

### Financial Impact

The subject site is located within the Village’s Downtown TIF District.

Director Nordman reported that Mr. and Mrs. Skala and their team were in attendance to answer questions.

Mayor Pro-Tem Leopold asked Mr. Skala if he would like to address the Committee.

Mr. Mike Skala thanked the Board for the opportunity and gave their vision for the Village of Huntley as a place to grow and prosper; a place to live, work and play. Mr. Skala stated that his property is prime and his plans are to tie the site in with the downtown. Mr. Skala stated that he wants his development to be part of the downtown and not competing with the downtown. Mr. Skala stated that he wants his development to add restaurants and rental space and make it a destination place. Mr. Skala stated that they did a study of needs in a 3-mile radius and the development will add what is lacking to the area.

Mr. Skala noted that he would like to have all green roofs in the development so the outdoors could be used as living space. He also noted that the area for water retention will also be a water feature and that there will be water retention under the parking area so that no acreage is wasted.

Mayor Pro-Tem Leopold asked if the Committee had any comments or questions.

Trustee Goldman asked if paths will connect everything; Mr. Skala stated that it will be a biking and walking environment. Trustee Goldman stated that this will attract younger people to the community.

Trustee Piwko asked if there will be full access onto Route 47 with a traffic light; Mr. Skala stated that their traffic study showed that it would warrant a traffic light.

There were no other comments or questions.

***It was the consensus of the Committee of the Whole to refer SMDMF LLC – 47 to the Plan Commission to begin the formal development review process.***

e) Discussion – Consideration of a Resolution Rejecting Bids for the East and West Wastewater Treatment Facilities Upgrades Project

Director of Public Works and Engineering Timothy Farrell reported that in response to some recent regulatory mandates from the IEPA, the Village and its consultant, Engineering Enterprises, Inc. prepared plans and contract documents for upgrades to the East and West Wastewater Treatment Facilities (WWTF). On July 12, 2017 the Village received bids from four (4) contractors for the East and West WWTF Upgrades Project. The results are summarized in the bid tabulation summary table below. Manusos General Contracting was the lowest bidder in the amount of \$3,099,000.00 which is 21.3% over the Engineer’s Estimate of \$2,555,000.00. Further complicating matters, Manusos informed the Village that they mistakenly omitted approximately \$615,000 from their bid and asked to be released from their bid.

COMPANY	BASE BID
<i>Engineer’s Estimate</i>	\$2,555,000.00
Manusos General Contracting	\$3,099,000.00
Joseph Henderson & Son	\$3,807,000.00
Independent Mechanical Industries	\$3,871,000.00
Boller Construction	\$3,882,000.00

Staff Analysis

Based on review of the bids and supporting documents by staff and EEI, it is recommended that all bids be rejected and the project re-bid. EEI and staff has begun value engineering the project and identified some significant cost saving opportunities that will still fulfill the original goals of the project to meet the IEPA NPDES Permit requirements. Based upon current schedules, the Village anticipates advertising for bids on or about August 4, 2017 with a bid opening on or about August 24, 2017.

Financial Impact

The FY2017 Budget includes partial funding for the Wastewater Treatment Facility Upgrades in the amount of \$1,226,250.00 in the Sewer Capital Fund, 30-90-4-7500. The project will carry over into FY2018. The project will be funded by a debt issuance that will be presented for Village Board consideration on August 17<sup>th</sup>.

Legal Analysis

The Village Attorney has reviewed the EEI letter and all is in order for Village Board consideration.

Mayor Pro-Tem Leopold asked if the Committee had any comments or questions; there were none.

***It was the consensus of the Committee of the Whole to forward on to the Village Board a resolution rejecting the bids for the East and West Wastewater Treatment Facilities Upgrades Project.***

f) Discussion – Approval of the August 10, 2017 Bill List in the amount of \$387,059.33

Mayor Pro-Tem Leopold reported that \$242,474.31 of the bill list is payment of development impact fees to other taxing bodies (\$30,825), payment to Midco for the Security System Upgrade (\$35,970.00),

payment to the State of Illinois for the Rt. 47 Multi-Use Path Phase 3 Construction & Construction Engineering Project (\$68,079.40), and Sales Tax Rebate to Huntley Tax Holdings, LLC (\$107,599.91).

Mayor Pro-Tem Leopold asked if the Committee had any comments or questions; there were none.

*It was the consensus of the Committee of the Whole to forward on to the Village Board for approval the August 10, 2017 Bill List in the amount of \$387,059.33.*

**VILLAGE ATTORNEY'S REPORT:** None

**VILLAGE MANAGER'S REPORT:**

Trustee Piwko stated that it has almost been one year since Centegra Hospital Huntley opened and asked why there are still no signs on the Tollway for the hospital; Village Manager Johnson reported that the Tollway has stopped installing a lot of signage in terms of mileage to new facilities but stated that Staff will follow up with the Tollway.

**VILLAGE PRESIDENT'S REPORT:** None

**UNFINISHED BUSINESS:**

Trustee Westberg asked that the July 13, 2017 Minutes be pulled off the Consent Agenda as he was absent from the meeting.

**NEW BUSINESS:** None

**EXECUTIVE SESSION:** None

**ACTION ON CLOSED SESSION ITEMS:** None

**ADJOURNMENT:**

**There being no further items to discuss, a MOTION was made to adjourn the meeting at 7:24 p.m.**

**MOTION:** Trustee Piwko

**SECOND:** Trustee Westberg

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

Respectfully submitted,

Barbara Read  
Recording Secretary