

VILLAGE OF HUNTLEY
VILLAGE BOARD MEETING
February 23, 2017
MINUTES

CALL TO ORDER:

A meeting of the Village Board of the Village of Huntley was called to order on Thursday, February 23, 2017 at 7:00 p.m. in the Municipal Complex, Village Board Room, 10987 Main St., Huntley, Illinois 60142.

ATTENDANCE:

PRESENT: Mayor Charles Sass; Trustees: Ronda Goldman, Timothy Hoeft, Niko Kanakaris, Harry Leopold, John Piwko and JR Westberg.

ABSENT: None

IN ATTENDANCE: Village Manager David Johnson, Assistant Village Manager Lisa Armour, Management Assistant Barbara Read and Village Attorney John Cowlin.

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

PUBLIC COMMENTS:

Ms. Sunnie Ferro, 13340 Honeysuckle Drive stated that she was speaking about the car crash into the Sun City home of her neighbors. Ms. Ferro stated that this is the second time a vehicle was racing up Hemmer Drive and lost control going up the berm and into the back yard of the homes that back on to Del Webb Blvd. Ms. Ferro stated that before another tragedy takes place that the residents would like the Village to add speed bumps or a barrier so that the residents are protected. Mayor Sass stated that the Village is taking this situation very seriously and reviewing the options. Mayor Sass also stated that CAM will be contacted to work with the Village.

CONSENT AGENDA:

- a) Approval of the February 2, 2017 Committee of the Whole Meeting Minutes
- b) Approval of an Ordinance Approving an Amendment to the Final Planned Unit Development to Modify the Approved Building Elevations and Allow Two (2) Additional Wall Signs for Walmart, 12300 Route 47
- c) Approval of a Resolution Approving Proposals for Surveying and Plats (\$14,012); Site Design Engineering (\$16,700) and Off-Site Design Engineering (\$23,900) for Site Redevelopment at 11708 Coral Street and to Amend the FY17 Budget
- d) Approval of a Resolution Approving the Bid Award to Behm Pavement for the Village of Huntley 2017 Crack Sealing Program
- e) Approval of an Ordinance Amending the FY2017 Budget in the Amount of \$150,000 for the

Property located at 11117 S. Church Street

- f) Approval of the February 23, 2017 Bill List in the amount of \$150,269.53

Mayor Sass reported that the items on the Consent Agenda were discussed at the Committee of the Whole and asked if the Village Board had any other comments or questions; there were none.

A MOTION was made to approve the Consent Agenda.

MOTION: Trustee Hoeft
SECOND: Trustee Kanakaris
AYES: Trustees: Goldman, Hoeft, Kanakaris, Leopold, Piwko and Westberg
NAYS: None
ABSENT: None

The Motion Carried: 6-0-0

ITEMS REMOVED FROM THE CONSENT AGENDA:

- a) Approval of the January 26, 2017 Village Board Meeting Minutes

Mayor Sass reported that the Minutes were removed from the Consent Agenda as Trustee Leopold was absent. Mayor Sass asked if the Village Board had any comments or questions; there were none.

A MOTION was made to approve the January 26, 2017 Village Board Meeting Minutes.

MOTION: Trustee Westberg
SECOND: Trustee Goldman
AYES: Trustees: Goldman, Hoeft, Kanakaris, Piwko and Westberg
NAYS: None
ABSENT: None
ABSTAIN: Trustee Leopold

The Motion Carried: 5-0-0-1

- b) Approval of a Resolution withdrawing membership from Northern Illinois Health Insurance Initiative (NIHII) and joining newly formed sub pool Northwest Health Insurance Pool (NWHIP), which is a Member of the Intergovernmental Personnel Benefit Cooperative (IPBC)

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

A MOTION was made to approve a Resolution withdrawing membership from Northern Illinois Health Insurance Initiative (NIHII) and joining newly formed sub pool Northwest Health Insurance Pool (NWHIP), which is a Member of the Intergovernmental Personnel Benefit Cooperative (IPBC).

MOTION: Trustee Leopold
SECOND: Trustee Kanakaris
AYES: Trustees: Goldman, Hoeft, Kanakaris, Leopold and Westberg
NAYS: None
ABSENT: None
ABSTAIN: Trustee Piwko

The Motion Carried: 5-0-0-1

ITEMS FOR DISCUSSION AND CONSIDERATION:

- a) Consideration of an Ordinance Granting Off-Premise Sign Permits for Huntley Goes Bald (St. Baldrick’s) for the installation of temporary signs for the St. Baldrick’s event on March 18, 2017 at Parkside Pub

Mayor Sass reported that the Village is in receipt of a request from Bryant Haniszewski, Huntley Goes Bald – Volunteer Event Coordinator, for the display of event signs at the locations noted below for the St. Baldrick’s event on March 18, 2017, from 11:00 a.m. to 6:00 p.m. at Parkside Pub.

Staff Analysis

They are requesting to post fifteen 3’ x 10’ banners in the following locations listed below, which are the same locations as Huntley Fall Fest. They would like to post the banners two weeks prior to the event and are also requesting the assistance of the Public Works Department to hang the banners. Fall Fest is the only other event for which Public Works does the banner installation.

- 1) RT 47 and Reed Road
- 2) RT 47 and Algonquin Road
- 3) RT 47 and Mill Street
- 4) RT 47 and Del Webb Boulevard
- 5) RT 47 and Kreutzer Road
- 6) RT 47 and Dean St
- 7) RT 47 and Main Street (N/E)
- 8) Algonquin Road and Haligus Road (E/B)
- 9) Algonquin Road and Haligus Road (W/B)
- 10) Huntley/Dundee Road and Haligus Road
- 11) Huntley/Dundee Road and Main Street
- 12) Reed Road and Haligus
- 13) Haligus and Main Street
- 14) Kreutzer Road and Main Street
- 15) Kreutzer Road and Haligus Road

Additionally, no signs will be posted on private property without prior authorization of the property own and no more than one (1) sign will be placed at any of the specified locations. Village Board approval applies only to those signs within the corporate limits and within the Village of Huntley rights-of-way.

The Village’s Sign Regulations allow off-premise signs provided they receive Village Board approval and adherence to certain standards and criteria. The table below details the criteria and the proposed signs:

Criteria	Proposed
Sign adjacent to and intended to be viewed from Route 47 Only	Many of the proposed signs will be viewed from Route 47 and the others will be visible from other roads throughout the Village
Prohibited within a residentially zoned property	Some of the property is zoned residential, but the banners will be placed in the right-of-way

Maximum area of a sign face, whether a single sign face, two back-to-back, or a V-shaped type sign is 100 square feet	The banners are 3' x 10' (30 square feet)
Maximum height is 15 feet above grade	Sign height is less than 15 feet above grade
The location shall not obscure or interfere with an official traffic control device or railroad safety signal or sign, or obstruct or interfere with a driver's view of approaching, merging or intersecting traffic for a distance of 500 feet	The 3' x 10' banners shall be installed so as not to obstruct a driver's view of approaching, merging or intersecting traffic

Financial Impact

The sign ordinance waives temporary sign permit fees for non-profit organizations.

Legal Analysis

The Village Board's authorization for this request is required in accordance with Zoning Ordinance - Sign Regulations §156.121 (G) (1) which addresses Off-Premise Signs.

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

A MOTION was made to Approve an Ordinance granting Off-Premise Sign Permits for Huntley Goes Bald (St. Baldrick's) for the installation of temporary signs for the St. Baldrick's event on March 18, 2017 at Parkside Pub.

MOTION: Trustee Goldman

SECOND: Trustee Hoeft

AYES: Trustees: Goldman, Hoeft, Kanakaris, Leopold, Piwko and Westberg

NAYS: None

ABSENT: None

The Motion Carried: 6-0-0

- b) Consideration of a Resolution Approving a Bid Award to N-Trak Group for the Demolition of the Kelley House at 11708 Coral Street

Mayor Sass reported that on February 16, 2017 ten (10) sealed bids were opened and read aloud for demolition of the Kelley House at 11708 Coral Street. The results are presented in the bid tabulation summary table below.

N-Trak Group was the lowest, responsible bidder in the amount of \$24,821.00. The work includes asbestos abatement, construction fencing, demolition and restoration.

COMPANY	BASE BID
N-Trak Group, Loves Park, IL	\$24,821.00
Lima Excavating, Ringwood, IL	\$24,850.00
KLF, Markham, IL	\$26,042.00
McHenry Heating & Excavating, McHenry, IL	\$27,150.00
Fox Excavating, Batavia, IL	\$28,500.00

Landmark Contractors, Huntley, IL	\$30,774.00
Alpine Demolition, St. Charles, IL	\$31,500.00
Scanlon Excavating, Bonfield, IL	\$34,800.00
Gavers Excavating, Woodstock, IL	\$42,100.00
Copenhaver Construction, Gilberts, IL	\$49,900.00

Staff Analysis

Staff has reviewed the bids and recommends that the bid for demolition of the Kelley House at 11708 Coral Street be awarded to N-Trak Group from Loves Park, IL.

Financial Impact

A budget amendment was approved on January 26, 2017 to accommodate razing the structures at 11708 Coral Street. The budget amendment transfers \$35,000 from the Capital Projects Fund to the Downtown TIF fund.

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

A MOTION was made to Approve a Resolution for Bid Award to N-Trak Group from Loves Park, IL for the Demolition of the Kelley House at 11708 Coral Street in the Bid amount of \$24,821.00.

- MOTION: Trustee Leopold**
- SECOND: Trustee Kanakaris**
- AYES: Trustees: Goldman, Hoefft, Kanakaris, Leopold, Piwko and Westberg**
- NAYS: None**
- ABSENT: None**
- The Motion Carried: 6-0-0**

- c) Authorization to Begin Negotiations to Enter into a Redevelopment Agreement for a Multi-Tenant Retail/Restaurant at 11708 Coral Street

Village Manager David Johnson reported that the Village Board approved the Downtown Revitalization Plan in September, 2010 and has since worked diligently to implement the plan. A fundamental component of the Downtown Plan is the redevelopment of properties. The Village purchased the Kelley House at 11708 Coral Street and determined that razing of the structure, which had fallen into disrepair, and redevelopment with new retail space was the best use for the property.

Jason Szmurlo, owner of BBQ King Restaurant in Woodstock, is proposing to construct a multi-tenant/restaurant building on the site to open a second BBQ King location. The building footprint would be approximately 7,640 square feet. The building would provide for two retail spaces of 1,500 square feet each (total of 3,000 square feet), and a restaurant space of 4,700 square feet on the first floor and 2,940 square feet on the second floor. While the tenant spaces are ground floor uses only, the entire façade will have the appearance of a two-story building. Elevations are attached to provide a conceptual view of the proposed building.

The building will front Coral Street and include a patio area for outdoor dining, which would be enclosed by wrought iron fence on private property adjacent to the public sidewalk. Signage is proposed

for the front, rear, and east side elevations.

Staff Analysis

The property is zoned “B-2” Highway Service District which allows restaurants and retail uses. A Redevelopment Agreement would be required to convey the property and would address key issues including zoning and related uses, use of architecture which complements the square area’s historical features, Village and developer responsibilities, timetables for construction initiation and completion, and Village approval timelines.

Strategic Plan Priority

The 2016-2020 Strategic Plan identifies *Promote New Business Development, Retention, and Expansion* as a Strategic Priority, and “Continue Downtown Revitalization Efforts” and “Attract and Retain Businesses to Enhance Tax Base and Create New Jobs” as goals.

Village Manager Johnson invited the petitioners to step forward and describe their project.

Jason Szmurlo, owner of BBQ King Restaurant and Dave Gillespie of Gillespie Design Group stepped up to the podium. Mr. Gillespie reported that the proposed building will be 8,000 square feet and have three (3) tenants. The outside of the building will look like three different and units and there will be outdoor seating at the entrance to BBQ King. The plans include garden walls and the outside of the building to look historical.

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

Trustee Goldman asked what the plans were for the second floor of BBQ King. Mr. Gillespie stated that it will be used for additional seating and private parties.

Trustee Westberg asked if it wouldn’t be beneficial for the second floor of the BBQ King to have an entire floor instead of an opening to the first floor. Mr. Szmurlo stated that it is considered a mezzanine with a small 20 foot by 15 foot opening.

Trustee Piwko recommended that the west side of the building include more decorative features.

Trustee Leopold welcomed BBQ King to Huntley.

Trustee Kanakaris asked where the patio would be; Mr. Gillespie stated that it would be on the Coral Street side of the building. Trustee Kanakaris suggested that second floors be added to the other two (2) units for office space. Mr. Szmurlo reported that they are in negotiations with two (2) tenants and both want taller ceilings.

Trustee Kanakaris asked for the anticipated timeline of the project. Village Manager Johnson reported that the razing of the current structure would take place in March then the design of the watermain and the need to get the site ready to convey. Mr. Szmurlo stated that they hope to start construction in 2017.

Trustee Kanakaris asked about the terms of the agreement; Village Manager Johnson stated the agreement would be similar to that utilized for the SKM Building.

There were no other comments or questions.

A MOTION was made to begin Negotiations to Enter into a Redevelopment Agreement for a Multi-Tenant Retail/Restaurant at 11708 Coral Street.

MOTION: Trustee Leopold

SECOND: Trustee Hoeft

AYES: Trustees: Goldman, Hoeft, Kanakaris, Leopold, Piwko and Westberg

NAYS: None

ABSENT: None

The Motion Carried: 6-0-0

VILLAGE ATTORNEY'S REPORT: None

VILLAGE MANAGER'S REPORT: None

VILLAGE PRESIDENT'S REPORT:

Mayor Sass asked Trustee Piwko to report on the McCOG meeting. Trustee Piwko reported that there was a presentation on Economic Development software for the County. The cost for the software was approximately \$200,000.

UNFINISHED BUSINESS: None

NEW BUSINESS: None

EXECUTIVE SESSION: None

ACTION ON CLOSED SESSION ITEM: None

ADJOURNMENT:

There being no further items to discuss, a MOTION was made to adjourn the meeting at 7:23 p.m.

MOTION: Trustee Piwko

SECOND: Trustee Leopold

The Voice Vote noted all ayes and the motion carried.

Respectfully submitted,

Barbara Read
Recording Secretary