

**VILLAGE OF HUNTLEY
VILLAGE BOARD MEETING
September 27, 2018
MINUTES**

CALL TO ORDER:

A meeting of the Village Board of the Village of Huntley was called to order on Thursday, September 27, 2018 at 7:08 p.m. in the Municipal Complex, Village Board Room, 10987 Main St., Huntley, Illinois 60142.

ATTENDANCE:

PRESENT: Mayor Charles Sass; Trustees: Ronda Goldman, Tim Hoefft, 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, Deputy Chief Mike Klunk, Director of Development Services Charles Nordman, Development Engineer Scott Hajek, Sgt. Amy Williams and Village Attorney John Cowlin.

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

PUBLIC COMMENTS:

Donald Formella, 10607 Mathew St., commented on the Village's Public Address System during the recent storm.

SPECIAL PRESENTATION:

Proclamation: Huntley Area Chamber of Commerce Day

Mayor Sass thanked Executive Director Sunday Graham for her service and wished her well as she is leaving the Chamber. Mayor Sass read the following proclamation:

**PROCLAMATION
HUNTLEY AREA CHAMBER
OF COMMERCE
1987 - 2018**

WHEREAS, the mission statement of the Huntley Area Chamber of Commerce is to promote a prosperous business environment that enhances the quality of life in our business community; and

WHEREAS, the Chamber creates and assists in implementing business events and social activities such as their annual dinner and golf outing as well as ongoing ribbon cuttings, ground breakings and multi-chamber outings to promote and enhance their business community members; and

WHEREAS, 2018 marks the 31st anniversary of the Huntley Area Chamber of Commerce which was established in January of 1987 with 30 business members and now has over 300 involved members; and

WHEREAS, the Huntley Area Chamber of Commerce is a leader for the business community

promoting “*Working Together to Make a Difference*”.

NOW, THEREFORE, be it proclaimed, on behalf of the Board of Trustees, and the Huntley Community, I, Charles H. Sass, Mayor of Huntley, proclaim September 28, 2018 as Huntley Area Chamber of Commerce Day and encourage all residents to support the Huntley Area Chamber of Commerce businesses and to ***Shop Local*** to take advantage of the services, programs, and resources available here in Huntley in celebration of the 31st Anniversary of the Huntley Area Chamber of Commerce. PASSED and APPROVED this 27th Day of September, 2018.

ITEMS FOR DISCUSSION AND CONSIDERATION:

- a) Consideration – Approval of the August 23, 2018 Village Board Meeting Minutes

Mayor Sass reported that everyone was in attendance at this meeting and asked if the Village Board had any comments or changes; there were none.

A MOTION was made to approve the August 23, 2018 Village Board Meeting Minutes.

MOTION: Trustee Leopold
SECOND: Trustee Kanakaris
AYES: Trustees: Goldman, Hoeft, Kanakaris, Leopold, Piwko and Westberg
NAYS: None
ABSENT: None
The motion carried: 6-0-0

- b) Consideration – Approval of the September 27, 2018 Bill List in the amount of \$1,542,758.22

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

A MOTION was made to approve the September 27, 2018 Bill List in the amount of \$1,542,758.22.

MOTION: Trustee Leopold
SECOND: Trustee Piwko
AYES: Trustees: Goldman, Hoeft, Kanakaris, Leopold, Piwko and Westberg
NAYS: None
ABSENT: None
The motion carried: 6-0-0

- c) Discussion – A Resolution Approving a Temporary Use Permit to Hold an Outside Event on Village Property and Temporary Sign Request for the Huntley American Legion Post 673 for Oktoberfest on October 20, 2018

Mayor Sass reported that the Village has received a request from the Huntley American Legion Post 673 (Legion) to hold an Oktoberfest event on Saturday, October 20, 2018. The Legion would like to hold the event within the Legion and outside in the new Honor Garden. The Legion is requesting permission to allow patrons to take their alcoholic beverages out on to Coral Street to sit in the tents (2 – 20’ X 30’ tents) that will be in place for the Village sponsored Trick or Treat 5K Trot for Special Olympics and Fall Harvest Fest taking place on Sunday, October 21st. The hours of the event will be from 3:00 p.m. until 2:00 a.m.

The event will have a German band playing from 3:00 p.m. until Midnight outside in the Honor Garden; however, Village Code allows outside music until 11:00 p.m. with an approved Sound Amplification Permit. Therefore, relief is required to allow an extra hour of music outside.

If approved, the Village Board may wish to consider restricting the use of Coral Street to an earlier ending time.

Staff Analysis

The Village is in receipt of a request from the Legion for the following:

1. Listing the event on the Village's Gateway Sign
2. To post signs in the following locations listed below and would be posted two weeks prior to the event:
 - 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 Road
 - 13) Haligus Road and Main Street
 - 14) Kreutzer Road and Main Street
 - 15) Kreutzer Road and Haligus Road

The Zoning Ordinance allows for the issuance of a temporary use permit (TUP) for temporary signs, which are subject to the following conditions: 1) not to exceed 30 days, 2) maximum size of 50 square feet and no more than 8 feet above ground, 3) not to be displayed on a fence or tree, and 4) not to be located in the rights-of-way.

The Legion acknowledges that some sites may not be under the Village's jurisdiction and others may not be feasible in the noted location. If these sites are unacceptable, the Legion requests permission for other sites with the approval of the Village Manager.

Additionally, no signs will be posted on private property without prior authorization of the property owner and no more than one (1) sign will be placed at any of the specified locations.

A variation from the Ordinance is required to locate the signs in the Village's rights-of-way.

Legal Analysis

Village Board approval is required for the Legion to conduct the Oktoberfest in the Legion, Honor Garden and on public property.

Mayor Sass asked the Village Board if they had additional comments or questions from the Liquor Commission hearing which took place prior to this Board meeting. There were no other comments or questions.

A MOTION was made to approve a Resolution approving an Outside Event and Temporary Sign Request for the Huntley American Legion Post 673, Inc. for Oktoberfest on October 20, 2018 subject to the following conditions:

- 1. The outside portion of the event is to end at 11:00 p.m.**
- 2. All signs are to be removed no later than Monday, October 22, 2018**
- 3. The petitioner shall provide the Village with a valid Certificate of Insurance naming the Village as an additional insured.**
- 4. The petitioner agrees to enter into an agreement to indemnify and hold the Village harmless from and against any and all claims arising from the event.**

MOTION: Trustee Goldman

SECOND: Trustee Kanakaris

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

NAYS: None

ABSENT: None

The motion carried: 6-0-0

- d) Consideration – A Resolution Approving a Temporary Use Permit to hold an Outside Event on Village Property and Temporary Sign Request to Huntley 158 Education Foundation and Village of Huntley; Huntley Hootenanny Glow 5k / September 7, 2019

Village Manager David Johnson reported that the recently held Huntley 158 Education Foundation Hootenanny Glow 5k Run/Walk event was a big success with 1,800 people pre-registering for the event and even more coming to the downtown to support the participants, enjoy the event and visit the downtown businesses. Due to the popularity of the 2018 event, the Foundation would like to start planning and coordinating for the 2019 event, which is proposed to take place on September 7, 2019.

The Education Foundation raises money to fund educational programs and projects to enhance the learning experiences of School District 158 students by providing grants to District 158 educators. In addition to the educator grants, the Foundation awards yearly scholarships to students going into college or trade schools.

The 2019 event will include the following:

- A 5k Fun Run/Walk beginning and ending at the Town Square. Registration and check-in will begin at 5:00 p.m. with the 5k beginning at 7:00 p.m. and walk immediately following. Participants will be encouraged to dress in their best “glow” attire.
- Homes along the route will be invited to make their house the “glowiest”.
- An after event party will take place on the Square which will include food vendors, a DJ, picture opportunities, booths and games for kids. The event will conclude at 9:00 p.m.

The Foundation is also requesting to post banners or yard signs on Village rights-of-way two weeks prior to the event in the locations listed below:

- 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
- 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 Road
- 13) Haligus Road and Main Street
- 14) Kreutzer Road and Main Street
- 15) Kreutzer Road and Haligus Road

Huntley 158 Education Foundation acknowledges that some sites may not be under the Village's jurisdiction and others may not be feasible in the noted location. If any of these sites are not feasible, the Foundation may request permission for other sites with the approval of the Village Manager. *No signs will be posted on private property without prior authorization of the property owner.*

Directional Signage the day of the event in locations near or around the Square to assist those coming to the event.

The Village of Huntley Zoning Ordinance allows for the issuance of a temporary use permit for temporary signs as follows:

- 1) Not to exceed 30 days,
- 2) Maximum size of 50 square feet and no more than 8 feet above ground,
- 3) Not to be displayed on a fence or tree,
- 4) Not located in the Village rights-of-way;

therefore a variation from the Sign Ordinance will need to be granted to display signs within the Village rights-of-way.

Staff Analysis

Again, careful consideration will be given to all safety issues as well as parking and street closures as this event will take place in the evening.

Due to the volume of participants, Staff is requesting the following street closures during the entire event:

- Coral Street from Church Street to Woodstock Street
- Church Street from Main Street to 1st Street
- Main Street from Church Street to Woodstock Street

Certain streets will be required to be closed only during the 5k:

- Church Street from 1st Street to Algonquin Road
- Main Street from Ruth to Church Street

The 2018 event included volunteers from the Algonquin and Lake in the Hills Police Explorers and they with the Huntley Citizen Police Academy Alumni Association will be contacted to man the intersections for safe passage of participants along the path and traffic control. The Education Foundation will provide volunteers for all the other positions needed.

It is anticipated that the Huntley High School's theatre lighting coordinator will set up lighting to make

the gazebo and other areas of the Town Square glow for this event with special lighting and illuminations. However, the area around the Veteran's Memorial will not be included in the transformation.

Financial Impact

The D158 Education Foundation will reimburse the Village for Police and Public Works manpower needed during this event.

Legal Analysis

Participants will be required to sign a waiver which has been reviewed by Village and D158 attorneys.

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

Trustee Goldman stated that the event was fabulous and asked if the 5k route will change; Village Manager Johnson stated that the 5k route will remain. Village Manager Johnson also stated that final details will be worked out in the future but the Foundation requested an approval of the date and event so that they could begin advertising.

Trustee Westberg suggested that Main Street from Woodstock to Church Street be closed during the entire event. Trustee Westberg asked if the Foundation had a goal for 2019 as far as participants. Village Manager Johnson stated that it is anticipated that the event could increase to 2,500.

Mayor Sass stated that the Citizen Police Academy volunteers did a great job; Village Manager Johnson stated that the volunteers are incredible and do a great job at all Village events.

There were no other comments or questions.

A MOTION was made to approve a Resolution Approving a Temporary Use Permit to hold an Outside Event on Village Property and Temporary Sign Request to Huntley 158 Education Foundation and Village of Huntley; Huntley Hootenanny Glow 5k / September 7, 2019.

MOTION: Trustee Kanakaris

SECOND: Trustee Goldman

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

NAYS: None

ABSENT: None

The motion carried: 6-0-0

- e) Discussion – Consideration of an Ordinance Approving a Minor Amendment to the Final Planned Unit Development for Pod 4 of the Talamore Subdivision for New Single-Family Products and Reduction in Certain Transition Fees

Village Manager Johnson reviewed a Power Point presentation and reported that on January 12, 2006, the Village Board adopted Ordinance (O)2006-01.02 approving the Final Plat of Subdivision and Final Planned Unit Development (“PUD”) for Lennar, Talamore Pod 4. Pod 4 includes 113 single-family lots and is bound by Ackman Road to the north, Founders Field Boulevard to the east, Talamore Boulevard to the south, and Union Road to the west. The 2006 ordinance approved three (3) single-family product types for Pod 4, each with three different elevations that ranged from 2,701 – 3,117 square feet in size. Lennar constructed 58 homes before they ceased building in Talamore in 2007.

CalAtlantic Group, Inc., now an affiliate of Lennar Corporation, is the successor owner of the remaining 55 lots in Pod 4. CalAtlantic/Lennar is requesting approval of a new product line that will replace the 09.27.18 VB Meeting

three previously approved single family products for Pod 4. The new product line includes seven models that range in size 2,308 – 3,130 square feet. Each model will have four front elevation options (the Matisse model will have five front elevations). All proposed models were constructed in Pod 1 within the Talamore subdivision, with exception of the Galveston and Matisse (ranch).

The following table provides a further summary of the proposed models:

MODEL	TYPE	SQUARE FEET	GARAGE
Prescott (22% of homes built in Pod 1)	2 story	2,308	2 car standard; Optional 4 ft. extension; Optional 3 rd car
*Matisse (Ranch)	1 story	2,365	2 car standard; Optional 3 rd Car
Hanover (11% of homes built in Pod 1)	2 story	2,553	2 car standard; Optional 4 ft. extension; Optional 3 rd car
*Galveston	2 story	2,612	3 car standard
Drake (2% of homes built in Pod 1)	2 story	2,696	2 car standard; Optional 4 ft. extension; Optional 3 rd car
Weston (23% of homes built in Pod 1)	2 story	2,970	3 car standard
Magnolia (19% of homes built in Pod 1)	2 story	3,130	3 car standard

*Not previously built in Talamore; the remaining 23% of the homes built in Pod 1 were the Bridgeport (2,235 s.f.) and the Hudson (2,062)

Ordinance (O)2006-01.02 also required all homes in Pod 4 to provide specific architectural elements as listed below. The proposed models meet these requirements.

- Minimum foundation plantings packages for all front and corner side yards
- All front elevations shall include a brick/masonry element
- All garage doors require windows and at least 3 different garage designs are required for each product line
- Window grills on all front elevations
- The following architectural upgrades are standard for all side and rear elevations for the detached single family homes
 - 5/4” window surrounds
 - 5/4” frieze boards
 - Window grills are standard (as an option, a homeowner may opt out of window grills on non-corner/non-rear facing road lots)
 - Shutters around windows
 - At least one rear gable
 - Different color architectural shingles
 - Trim will carry over from the front elevation
 - All corner lots will have a minimum of two first floor windows along the corner side elevation

CalAtlantic/Lennar has also requested that condition #5 of Ordinance (O)2006-01.02 be deleted. Condition #5 states “the petitioner is required to install 1½” water service, and to meet residential

sprinkler requirements according to specifications of the Huntley Fire Protection District.” At the time Pod 4 was approved there was a requirement for fire sprinkler systems in single family detached homes; however, in 2007 the Village Board of Trustees approved Ordinance (O)2007-09.41 which eliminated this requirement. The petitioner is requesting the condition be removed to prevent any confusion about whether a fire sprinkler system is required. CalAtlantic/Lennar will continue to offer a fire sprinkler system as an option to all buyers and will be required to provide an acknowledgement form along with the building permit indicating whether a buyer has chosen or declined the option.

Financial Impact

The following impact/transition fee schedule is proposed:

4 Bedroom House	Current	Proposed
Huntley Fire Protection District – Impact and Transition	\$685	\$685
Library – Impact and Transition	\$340	\$340
District 158 – Impact and Transition	\$9,150	\$6,150
Municipal Complex Fee	\$1,000	\$0
Village - Transition	\$1,000	\$0
Township - Impact	\$100	\$100
TOTAL	\$12,275	\$7,275

Transition fees were originally implemented at a time when the Village, school district, and other taxing bodies were experiencing extraordinary growth. The transition fees were needed to help fund operations during the period between the time when a new home was occupied and generating students and residents to the time when the full amount of property tax revenue was actually received by the taxing bodies. This period could take up to 18 months. With the changes that have occurred in the housing market over the last decade, the Village, school district, and other taxing bodies have been in a position to absorb new residents and students without experiencing a significant impact on operations. The Village Board reviewed elimination of transition fees at the April 26, 2018 Village Board meeting and provided policy direction consistent with the proposed fee schedule.

The Village Manager presented the proposed elimination of the school transition fee at the May 3, 2018, School Board meeting, and has also presented similar information to representatives of the other taxing districts.

Strategic Plan Priority

The 2016-2020 Strategic Plan identifies “*Promote New Business Development, Retention, and Expansion*” as a Strategic Priority, “*Diversify Residential Development Options*” as a goal, and “*Pursue new residential development*” as an objective.

Village Manager Johnson reported that Attorney Peter Bazos and Rick Murphy from Lennar were in attendance to answer questions.

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

Trustee Goldman asked if the School Board approved the transition fee change; Village Manager Johnson reported that he went before the D158 School Board on May 3rd.

Trustee Westberg thanked the petitioners for bringing these new homes to Huntley and asked if the garages will be larger. Mr. Murphy stated that home buyers will have the option to widen the garage an

additional 4 feet.

There were no other comments or questions.

A MOTION was made to approve an Ordinance Approving a Minor Amendment to the Final Planned Unit Development for Pod 4 of the Talamore Subdivision for New Single-Family Products and Reduction in Certain Transition Fees.

MOTION: Trustee Hoeft

SECOND: Trustee Leopold

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

NAYS: None

ABSENT: None

The motion carried: 6-0-0

- f) Conceptual Review of a Proposed Amendment to the I-90/IL 47 Gateway Plan for Property near the Northwest and Northeast Corners of IL Route 47 and Jim Dhamer Drive/Freeman Road

Director of Development Services Charles Nordman reviewed a Power Point presentation and reported that Huntley Development Limited Partnership (“HDLP”) has presented a conceptual plan to reclassify the land use designations for property they own at both the northwest and northeast corners of Route 47 and Jim Dhamer Drive/Freeman Road. HDLP is proposing to reclassify the designated land use for the property at both corners of the intersection to allow for either “BP” Business Park uses or “C-2” Regional Retail uses, although no specific uses or plans are proposed at this time. The developer has submitted the proposed Huntley Zoning Exhibit to determine if there would be support for changing the land use designations for the property prior to submitting a formal request to do so. The boundaries of each of the zoning districts proposed on the Huntley Zoning Exhibit are preliminary in nature and the exact zoning district boundary lines would be defined when a site plan is submitted for formal review.

The proposed plan presented by HDLP would require an amendment to the I-90/IL 47 Gateway Plan that was approved by the Village Board on December 21, 2017, because the proposed land uses differ from the recommendations provided in the Gateway Plan. Additionally, rezoning of the properties will require a formal development application and public hearing. The developer previously appeared before the Village Board on April 21, 2016 requesting conceptual review of a proposed plan to relocate Eakin Creek. This process is still on-going.

I-90/IL 47 Gateway Plan

The proposed rezoning on both the northwest and northeast corners of Route 47 and Jim Dhamer Drive/Freeman Road represent a change in land use from the recommendations that were provided in the I-90/IL 47 Gateway Plan, thus requiring an amendment to the plan.

Northwest Corner of Route 47 and Jim Dhamer Drive

The property at the northwest corner of Route 47 and Jim Dhamer Drive is currently zoned “O” Corporate Office and “P” Parks and Open Space. The I-90/IL 47 Gateway Plan recommended the property along Jim Dhamer Drive be developed as Medical Care/Office and the existing “P” Parks and Open Space zoned land remain as open space/wetland conservation. The plan states that “the Medical Care/Office land use should consist of small-scale medical offices and complementary commercial uses, such as daycares and restaurants.” Further, “these areas act as a supportive district for the Health Care District in northeast Huntley to serve nearby residents, such as those in Sun City and the Alden senior housing development on Regency Parkway.”

The proposal by HDLP would modify the Land Use and Development plan found within the I-90/IL 47 Gateway Plan to designate the land uses at the northwest corner as a combination of Business Park and Flex Space and Mixed Commercial. The proposal would also modify the Land Use and Development Plan to reduce the Open Space/Wetland Conservation adjacent to Sun City.

Northeast Corner of Route 47 and Freeman Road

The property at the northeast corner of IL Route 47 and Freeman Road is currently zoned “C-2” Regional Retail. The I-90/IL 47 Gateway Plan recommended this property be developed as Mixed Commercial and Corridor Commercial. The property nearest the intersection of Route 47 and Freeman Road is planned for Mixed Commercial. It states that areas planned for Mixed Commercial should target “a mix of commercial development that serve as a regional draw, such as general retailer, sporting goods stores, restaurants, and service uses.”

Further to the north, adjacent to the Village Green commercial area, the vacant property is planned as Corridor Commercial. Areas planned for Corridor Commercial are located along Route 47 and are comprised of development-ready sites with much of the infrastructure already in place. These properties should “leverage visibility and traffic volume, while establishing Route 47 as Huntley’s primary gateway,” according to the plan.

The proposal by HDLP would modify the Land Use and Development plan found within the I-90/IL 47 Gateway Plan to change the land uses at northeast corner of Route 47 and Freeman Road to add Business Park and Flex Space.

Proposed Changes

Northwest Corner of Route 47 and Jim Dhamer Drive

The proposal by HDLP would eliminate the “O” Corporate Office zoning at the northwest corner of Route 47 and Jim Dhamer Drive and replace it with “BP” Business Park and “C-2” Regional Retail. The proposed rezoning would also reduce the “P” Parks and Open Space zoning buffer that currently exists along the southern edge of neighborhood 32B in Sun City. At the widest point, the “P” Parks and Open Space zoned land would be reduced by approximately 390 feet.

Northeast Corner of Route 47 and Freeman Road

The proposed change would potentially add “BP” Business Park zoning to the property at the northeast corner of Route 47 and Freeman Road. The property is currently zoned “C-2” Regional Retail and was planned to be an extension of the Village Green retail property. It should be noted that a portion of this area is currently included in the proposed Business District as discussed at the June 14, 2018 Village Board meeting. The primary revenue source for funding any improvements within the Business District is sales tax revenue. Therefore, there may be a financial impact to changing to a “BP” zoning as many of those uses would not generate sales tax.

“BP” Business Park District

The “BP” Business Park District is established to provide locations for sizeable commercial, office, institutional, and light manufacturing, as well as the smaller commercial and service uses on which they rely. The “BP” district would also allow requests for Special Use Permits for warehousing, storage, and distribution. The following is a complete list of Permitted and Special Uses in the “BP” Business Park:

Permitted Uses.

- (1) Offices

- (a) Call Centers
- (b) Offices: Administrative, business, professional, governmental, and medical
- (c) Data processing and computer center, including service and maintenance
- (d) Newspaper or publisher
- (2) Institutional and Educational Uses
 - (a) College, university or junior college
 - (b) Conference centers
 - (c) Medical Laboratories
 - (d) Philanthropic and charitable institutions
 - (e) Schools - business, corporate training, data processing or electronics.
 - (f) Schools (art, dancing, dramatic, music)
- (3) Commercial/Retail Uses
 - (a) Office equipment & supplier sale
 - (b) Radio and television studio (w/o tower)
 - (c) Floor covering sales
 - (d) Furniture sales (new)
 - (e) Hotel
 - (f) Microbrewery, winery
- (4) Business Park Uses:
 - (a) Food processing and handling
 - (b) Laboratories, offices and other facilities for research testing, data analysis and development
 - (c) Light manufacturing
 - (d) Printing and publishing
 - (e) Product research and development

Special Uses. Upon recommendation by the Plan Commission after public hearing on a petition pertaining thereto, in accordance with the requirements set forth for such hearing in Article VII of this Ordinance.

- (1) Commercial/Retail Uses
 - (a) Building, electrical and construction material sales (no outside storage)
 - (b) Depository and non-depository credit institutions and banks
 - (c) Gas/service stations (not including truck stop)
 - (d) Restaurants, including alcohol sales and service, excluding drive-in or drive-through service
- (2) Office/Business Park uses:
 - (a) Data Center
 - (b) Day Care Center
 - (c) Heliports
 - (d) Hospitals
 - (e) Planned Unit Developments in accordance with the applicable provisions of the Zoning Ordinance
 - (f) Storage and distribution of bulk commodities
 - (g) Warehousing, storage and distribution
 - (f) Self-Storage
- (3) Retail-Automotive Uses
 - (a) Boat sales
 - (b) Recreational vehicles, ATV's, or other similar uses
 - (c) Motorcycle showroom and service

- (d) Truck sales (new)
- (4) Retail -Commercial Recreation Uses
 - (a) Amusement and family entertainment establishments, (indoor or outdoor)
 - (b) Aquatic parks
 - (c) Golf course, driving range, and miniature golf
 - (d) Ice centers (indoor or outdoor), roller rink (indoor)
 - (e) Motion picture theater
 - (f) Athletic fields (baseball, softball, football, cricket, lacrosse, soccer, etc.) (indoor or outdoor)
 - (g) Stadiums (outdoor and enclosed)
 - (h) Swimming pool (indoor, private club)
 - (i) Health, tennis, racquetball, recreation clubs, and spa or day spa
 - (j) Theater (enclosed)

Strategic Plan Priority

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

Courtesy Review

The petitioner has requested the Village Board to conceptually review the proposed plan for amending the I-90/IL 47 Gateway Plan to accommodate additional zoning districts for the subject sites. The Village Board is not required to provide a formal position statement on the proposal, and the developer shall not be required to comply with any position statements which are offered. The concept review shall provide the developer with initial comments and concerns that should be considered as they proceed in the formal review process. The Village Board and its individual members are not bound by any comments made during the discussion and the petitioner acknowledges that it cannot claim in the future any reliance whatsoever on those comments.

Director Nordman reported that Mr. Phil Waters was in attendance to answer questions.

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

Trustee Leopold asked Mr. Waters if there were interested parties in the property; Mr. Waters stated that there were none and added that with the property currently zoned Office there is no interest.

Trustee Leopold stated that he would like the zoning of the property east of Route 47 to remain C2. Mr. Waters stated that the property has been zoned C2 for 25 years and that the need for commercial and retail has changed dramatically.

Trustee Kanakaris stated that he approved of the request as he would like to see the property developed and the addition of new jobs in Huntley; Trustee Kanakaris added that he would like a large berm between the building and the residential area. Trustee Kanakaris asked if there will be spec buildings built; Mr. Waters stated that there were no plans for spec buildings to be built at this time.

Trustee Goldman asked if the request had something to do with the re-routing of the creek; Mr. Waters stated that the IDNR is still a year away from a decision on the proposal.

Trustee Westberg stated that he would like the lots in front near the Taco Bell to remain zoned C2. Mr. Waters stated that the plan is to block the business park with retail.

Trustee Hoeft stated that he agreed with keeping the zoning of the property east of Route 47 to remain C2. Trustee Piwko agreed.

There were no other comments or questions.

This item was presented for concept review and no action was required as the Petitioner proceeds in the formal review process.

- g) Consideration – Approval of a Resolution Authorizing the Purchase of Security Enhancements: Camera Replacements, Additions and Card Reader in the Amount of \$38,327.02 from MidCo, Inc. as a Sole Source Vendor

Sgt. Amy Williams reported that various locations throughout the Police Department require additional video coverage.

MidCo, Inc. of Burr Ridge, IL, was selected through a competitive bid process when the municipal complex was originally constructed and due to the specialty nature of the service and products, has been a sole source vendor for the security system.

The FY2018 budget provides for security enhancements which include camera replacements, additions, and an additional card reader. Security enhancements including camera replacements and additional cameras will be installed in the Police Department at various locations. A card reader will be installed to supplement access to the EOC.

Strategic Plan Priority

The 2016-2020 Strategic Plan identifies *Preserve and Enhance Quality of Life for Village Residents* as a strategic priority and “protect the safety and well-being of all people residing in, working in, or visiting the Village” as an objective.

Financial Impact

The FY2018 budget includes \$55,000 for this project in the Village’s Equipment Replacement Fund line item 48-10-4-7750. Total for the security enhancements is \$38,327.02. Remaining budgeted funds will be utilized for any additional gaps in the camera coverage.

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

Trustee Westberg asked if the system would fall under FOIA; Sgt. Williams said that it would.

Trustee Goldman asked if Homeland Security could provide any funding for the system; Deputy Chief Klunk stated that Homeland Security does not have funding at this time.

Trustee Leopold asked if the system would be recording in real time and asked if recording began when there was motion. Sgt. Williams reported that recording depended on the set up and noted that the system would start recording when someone will walk into the booking rooms.

There were no other comments or questions.

A motion was made to approve a Resolution Authorizing the Purchase of Security Enhancements: Camera Replacement, Additions and Card Reader from MidCo, Inc. as a sole source vendor, in

the amount of \$38,327.02.

MOTION: Trustee Kanakaris

SECOND: Trustee Goldman

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

NAYS: None

ABSENT: None

The motion carried: 6-0-0

- h) Consideration – Approval of Payout Request No. 1 (Final) to Visu-Sewer for the 2018 Sewer Televising and Lining Program in the amount of \$62,840.59

Mayor Sass reported that on May 24, 2018, the Village Board approved a resolution authorizing a bid award to Visu-Sewer in the amount not to exceed \$75,000.00 for the 2018 Sewer Televising and Lining Program.

Visu-Sewer has submitted the first and final payout request for the 2018 Sewer Televising and Lining Program. Village staff has reviewed the request and all is in order for Village Board consideration.

Staff Analysis

Pay Request	Total Completed Work	Retention	Previous Payments	Amount Requested
#1 (Final)	\$62,840.59	\$0.00	\$0.00	\$62,840.59

Financial Impact

The FY2018 Budget includes \$75,000 for the Sewer Televising and Lining Program in the Sewer Capital Fund 30-90-4-6955.

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

A MOTION was made to Approve Payout Request No. 1 (Final) to Visu-Sewer in the amount of \$62,840.59 for the work completed under the 2018 Sewer Televising and Lining Program.

MOTION: Trustee Goldman

SECOND: Trustee Kanakaris

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

NAYS: None

ABSENT: None

The motion carried: 6-0-0

- i) Consideration – Approval of Payout Request No. 1 (Final) to Arrow Road Construction Co. for the Edge Mill and Overlay of Sun City Neighborhood 16 Pavements in the amount of \$53,991.81

Mayor Sass reported that on June 14, 2018, the Village Board approved a resolution authorizing a contract with Arrow Road Construction Co. for the edge mill and overlay of Sun City Neighborhood 16 pavement in the not to exceed amount of \$54,000.00.

Arrow Road Construction Co. has submitted the first and final payout request for the Neighborhood 16 work. Village staff has reviewed the request and all is in order for Village Board consideration.

Staff Analysis

Pay Request	Total Completed Work	Retention	Previous Payments	Amount Requested
#1 (Final)	\$53,991.81	\$0.00	\$0.00	\$53,991.81

Financial Impact

The FY2018 Budget includes \$145,000 for the Pavement Patching Program in the Street Improvement Fund 04-10-4-7500. Other projects included in this line item include crack sealing, pavement marking, and pavement patching. While costs are being finalized for some of these projects, the total estimated cost for all projects is \$130,000.

Mayor Sass asked Staff if everyone is happy with the work; Village Manager Johnson stated that the project worked out well.

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

Trustee Westberg stated that the streets look good.

There were no other comments or questions.

A MOTION was made to approve Payout Request No. 1 (Final) to Arrow Road Construction Co. in the amount of \$53,991.81 for the work completed for the Edge Mill and Overlay of Sun City Neighborhood 16 Pavements.

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

VILLAGE ATTORNEY’S REPORT: None

VILLAGE MANAGER’S REPORT:

Village Manager Johnson reported that the Board received at their places an update of the September 25th weather event.

Trustee Leopold stated that Public Works and the assisting communities did a great job with the cleanup.

Trustee Leopold asked who was developing the corner of Freeman and Galligan; Village Manager Johnson reported it was Ryan Homes.

VILLAGE PRESIDENT’S REPORT:

Mayor Sass thanked Staff and the assisting Villages for the cleanup noting that the Village received assistance from Woodstock, McHenry and Rolling Meadows. Mayor Sass also stated that the Village will not be charging residents for permits to repair their property.

UNFINISHED BUSINESS: None

NEW BUSINESS:

Trustee Kanakaris asked if there was something the Village could do to control the number of Vape and Smoke shops. He also questioned the sign that looks like cannabis leaves. Village Manager Johnson reported that there is nothing in the Code that allows the Village to control them. Trustee Kanakaris asked if these types of businesses would be subject to stings; Deputy Chief Klunk stated that they are subjected to compliance checks.

Trustee Goldman stated that she would like the Village to be ahead of the Federal government with regards to e-cigarettes.

Trustee Kanakaris stated that one of the shops was also selling knives.

Deputy Chief Klunk stated that the only restrictions would be is if there was a crime; otherwise there are no regulations regarding the selling of knives.

Trustee Westberg suggested that a moratorium be imposed so that the Board could look into options. Village Manager Johnson stated that a moratorium could be on the next Village Board agenda.

Trustee Kanakaris asked that convenience stores be included; Village Manager Johnson stated that Staff will research all.

It was the consensus of the Village Board to have Staff prepare for the next Village Board meeting documents to proceed with a moratorium on Vape and Smoke Shops

EXECUTIVE SESSION:

- a) Probable or Imminent Litigation and Pending Litigation
- b) Contractual
- c) Property Acquisition, Purchase, Sale or Lease of Real Estate
- d) Appointment, Employment, Dismissal, Compensation, Discipline and Performance of an Employee of the Village of Huntley
- e) Collective Bargaining
- f) Appointment, Discipline or Removal of Public Officers
- g) Appointment of a Public Officer
- h) Review of Closed Session Minutes
- i) Other

A MOTION was made at 8:02 p.m. to Enter into Executive Session for a) Probable or Imminent Litigation and Pending Litigation.

MOTION: Trustee Piwko

SECOND: Trustee Kanakaris

The Voice Vote noted all ayes and the motion carried.

A MOTION was made to Exit Executive Session at 8:13 p.m.

MOTION: Trustee Leopold

SECOND: Trustee Hoeft

The Voice Vote noted all ayes and the motion carried.

POSSIBLE ACTION ON ANY CLOSED SESSION ITEM: None

ADJOURNMENT:

There being no further items to discuss, a MOTION was made to adjourn the meeting at 8:14 p.m.

MOTION: Trustee Piwko

SECOND: Trustee Kanakaris

The Voice Vote noted all ayes and the motion carried.

Respectfully submitted,

Barbara Read
Reporting Secretary