

**VILLAGE OF HUNTLEY
VILLAGE BOARD
December 20, 2018
MEETING MINUTES**

CALL TO ORDER:

A meeting of the Village Board of the Village of Huntley was called to order on Thursday, December 20, 2018 at 7:11 p.m. in the Municipal Complex, Village Board Room, 10987 Main St., Huntley, Illinois 60142.

ATTENDANCE:

PRESENT: Mayor Charles Sass; Trustees: Ronda Goldman, Tim 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, Director of Development Services Charles Nordman, Human Resources Manager Chrissy Hoover and Village Attorney John Cowlin.

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

PUBLIC COMMENTS:

John Pellik, 492 Spring Ride Drive, Chrystal Lake stated that he had no affiliation with More Brewing but wanted to tell the Village Board that More Brewing is phenomenal and that he currently drive 1-1.5 hours to get to their current location to buy their craft beer; Mr. Pellik stated that they were a class act.

ITEMS FOR DISCUSSION AND CONSIDERATION:

Mayor Sass asked the Village Board if there were any objectives in moving Agenda Items f) through k) to the beginning of the agenda; there was no opposition to this request.

- a) Consideration – A Resolution Approving a Temporary Use Permit to Hold an Outside Event on Village Property, Temporary Sign Request and the Waiving of Fees; Huntley American Legion Post 673; Huntley Vet Fest on June 22, 2019

Mayor Sass reported that the Village has received a request from the Huntley American Legion Post 673 (Legion) in their liquor renewal application to hold their Huntley Vet Fest on June 22, 2019. The Vet Fest is a fundraiser to raise money to help veterans in McHenry County.

Staff Analysis

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

1. To hold an event on Village owned property that includes bands, food, and drinks. The hours of the event will be from 3:00 p.m. until 11:00 p.m. with outside alcohol service ending at 10:30

p.m. The Legion would like to hold the event on Coral Street, in the Town Square and the Legion Honor Garden. In addition, it is proposed that the entire Town Square be fenced off for the event. The Legion is requesting permission to allow for the closure of Coral Street starting Friday, June 21st, to set up the tent, stage and fencing, and continue with closure of Coral Street (after Farmers Market) until Sunday, June 23rd for removal.

2. To post 15 (3'x 10') banners as indicated on the event signage exhibit included in the packet. The banners would be posted two weeks prior to the event. A Sign Ordinance variation is required to locate the signs in Village rights-of-ways. They are also requesting the assistance of the Public Works and Engineering Department to hang the banners. 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.
3. Directional Signage during the event, if necessary – signs in locations around the Square to assist those coming to the event.
4. Listing the event on the Village's Gateway Sign

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

A MOTION was made to approve a Resolution approving an Outside Event to be held on Village property and Temporary Sign Request for the Huntley American Legion Post 673, Inc. for the Huntley Vet Fest on June 22, 2019 subject to the following conditions of approval:

1. **A Temporary Use Permit must be applied for and obtained from the Development Services Department.**
2. **All conditions of approval regarding the serving and/or selling of alcohol must be met.**
3. **The Foundation agrees to meet with Village Staff no later than 30 days prior to the event to present final security, parking and any other pertinent logistical information for the safe and orderly operation of the festival.**
4. **The petitioner shall provide the Village with a valid Certificate of Insurance naming the Village as an additional insured.**
5. **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 Leopold

SECOND: Trustee Westberg

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

NAYS: None

ABSENT: None

The motion carried: 6-0-0

- b) Consideration – A Resolution Approving a Temporary Use Permit, Temporary Sign Request and the Waiving of Fees for Trinity Lutheran Church; Oktoberfest August 23 - 25, 2019

Mayor Sass reported that the Village has received a request from Trinity Lutheran Church to hold an Oktoberfest on the church property from August 23-25, 2019. The event will highlight the music, beer and cuisine of the German culture and will also offer American cuisine, games and activities for children. A tent will be set up on the north side of the property with a stage and tables and chairs for guests. There will also be additional tents set up for food vendors as well as a beer trailer. Parking will be available on-site as well as street parking.

The hours of the event will be: Friday, August 23rd from 5:00 pm to 10:00 pm; Saturday, August 24th from 3:00 pm to 11:00 pm; and Sunday, August 25th from 12:00 pm to 3:00 pm.

Trinity Lutheran Church is also requesting the issuance of a temporary sign permit. Temporary signs 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.

Trinity Lutheran Church has requested to post 15 18”x24” snipe signs as indicated on the event signage exhibit included in the packet. Trinity Lutheran Church 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 not feasible, the petitioner requests 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.

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

Recommended Conditions of Approval:

1. A Temporary Use Permit must be applied for and obtained from the Development Services Department.
2. All conditions of approval regarding the serving and/or selling of alcohol must be met.
3. Notification to all adjacent property owners.
4. Any music or noise generated during the event will comply with the Village’s Noise Ordinance.
5. The site shall be kept free of trash throughout the event.

Financial Impact

It is being requested that any fees associated with the Oktoberfest be waived, as the church is a non-profit organization. The Village Board has waived the fee in the past.

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

A MOTION was made to approve a Resolution Granting a Temporary Use Permit, Temporary Sign Permit and the Waiving of Fees to Trinity Lutheran Church for an Oktoberfest Event to be held August 23 – 25, 2019 subject to the following conditions of approval:

1. **A Temporary Use Permit must be applied for and obtained from the Development Services Department.**
2. **All conditions of approval regarding the serving and/or selling of alcohol must be met.**
3. **Notification to all adjacent property owners.**
4. **Any music or noise generated during the event will comply with the Village's Noise Ordinance.**
5. **The site shall be kept free of trash throughout the event.**

MOTION: Trustee Hoeft

SECOND: Trustee Kanakaris

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

NAYS: Trustee Leopold

ABSENT: None

The motion carried: 5-1-0

- c) Consideration – A Resolution Approving a Temporary Use Permit for Huntley Festival Foundation d/b/a Huntley Fall Fest to Hold a Festival including a Carnival, Temporary Sign Request and Waiving of Fees; Huntley Fall Fest, September 20 - 22, 2019

Mayor Sass reported that the Village is in receipt of a request from the Huntley Festival Foundation (Foundation) to hold the 2019 Fall Fest event at Deicke Park on September 20th from 5:00 pm-11:00 pm; September 21st from 10:00 am-11:00 pm and September 22nd from 11:00 am – 7:00 pm. The event began in 2006 and has been held annually since that time.

Staff Analysis

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

1. To hold a festival on Park District property that includes entertainment, food and drink, craft fair, car show and fireworks. The Foundation will hire private security for the event; however, they will also be required to meet with Village Staff, including Police personnel, to review final security, parking and any other pertinent logistical information for the safe and orderly operation of the festival no later than 30 days prior to the event.

Parking for the festival will be provided on Park District property. Overflow parking is proposed on the +/- 17 acres at the northwest corner of Route 47 and Mill Street as authorized and permitted by the property owner. Additionally, the Foundation is requesting assistance from the Village to place stakes / poles in the overflow parking area so that flags can be installed to indicate parking rows. The Foundation will mark the pole locations.

2. To hold a carnival in the Stingray Bay parking lot. The Village's Zoning Ordinance allows for the issuance of a temporary use permit by the Village Board of Trustees for a carnival subject to the following conditions:
 - a) approval on the basis of the adequacy of the parcel size, parking provisions, and traffic access and the absence of undue adverse impact on other properties,

- b) limited to a period not to exceed five (5) days, and
 - c) adequate fire extinguishers, refuse containers and cleanup of the site upon termination of the event.
3. To post temporary signage before and after the event as follows:
- a) To post 15 (3' x 10') banners as indicated on the event signage exhibit included in the packet. The banners would be posted two weeks prior to the event. They are also requesting the assistance of the Public Works and Engineering Department to hang the banners. The Foundation 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 Foundation 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 location and a Sign Ordinance variation is required to locate the signs on Village rights-of-way.
 - b) To post snipe signs at the subdivision entrances one (1) week prior to the event.
 - c) To post directional signage on the day of the event at the following locations:
 - i. West Main Street at Lois Lane
 - ii. Deicke Park entrance
 - iii. Route 47 and Mill Street
 - d) The use of the two (2) Village-owned electronic message boards to use on Route 47 and Mill Street to assist those entering the fest.

Financial Impact

The Foundation is requesting that the temporary use permit fee for the carnival and any fees associated with the Fall Fest be waived.

Mayor Sass reported that representatives from the Foundation were in attendance to answer questions.

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

Trustee Westberg stated that there were many comments regarding the many parking issues that took place during the fest, especially on Saturday for the Fireworks Show. It was also noted that traffic was so backed up that the Police Department had to be called for traffic control. Claudine Cutrona from the Foundation stated that she agreed that there were parking issues and stated that they work with the sporting teams to help them with parking and that they will make sure that everything is organized better in 2019.

Trustee Goldman stated that CPA and CERT volunteers will direct traffic.

Trustee Westberg stated that it seemed more organized in past years and it seemed that in past years

that money raised at this event went back into the community. Ms. Cutrona stated that the Foundation gave \$30,000 back to community groups in 2018.

There were no other comments or questions.

A MOTION was made to approve a Resolution Granting the Issuance of a Temporary Use Permit to hold a Festival including a Carnival, Temporary Sign Permit, and the Waiving of Fees to the Huntley Festival Foundation d/b/a Huntley Fall Fest for the 2019 event subject to the following conditions of approval:

- 1. A Temporary Use Permit must be applied for and obtained from the Development Services Department.**
- 2. All conditions of approval regarding the serving and/or selling of alcohol must be met.**
- 3. Letter of authorization for the event to be held on Huntley Park District property.**
- 4. Letter of authorization from the property owner of the +/- 17 acres of the northwest corner of Route 47 and Mill Street to utilize the overflow parking area.**
- 5. The Foundation agrees to meet with Village Staff no later than 30 days prior to the event to present final security, parking and any other pertinent logistical information for the safe and orderly operation of the festival.**
- 6. The petitioner shall provide the Village with a valid Certificate of Insurance naming the Village as an additional insured.**
- 7. 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 Westberg

SECOND: Trustee Hoeft

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 and Waiving of Fees; St. Mary Knights of Columbus Council 11666; Parish Brat Fest in October 2019

Mayor Sass reported that the Village has received a request from the Knights of Columbus Council 11666 (Knights) to hold a Parish Brat Fest in October 2019. The Knights is a not-for-profit corporation associated with St. Mary Church of Huntley. The event and layout will be the same as last year's event in providing brats, salads and recorded music for an evening of fun and entertainment for parish members and invited guests.

The event will take place at St. Mary Church, 10307 Dundee Road on a date to be determined in early October 2019. The hours of the event will be 5:00 pm to 9:00 pm.

Financial Impact

It is being requested that any fees associated with the Brat Fest be waived, as the Knights is a non-profit

organization. The Village Board has waived the fee in the past.

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

A MOTION was made to approve a Resolution Granting a Temporary Use Permit and the Waiving of Fees to St. Mary Knights of Columbus Council 11666 for a Parish Brat Fest Event to be held on a date to be determined in early October 2019 subject to the following conditions of approval:

- 1. Petitioner must provide an event date to be approved by the Village.**
- 2. A Temporary Use Permit must be applied for and obtained from the Development Services Department.**
- 3. All conditions of approval regarding the serving and/or selling of alcohol must be met.**

MOTION: Trustee Piwko

SECOND: Trustee Goldman

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

NAYS: None

ABSENT: None

The motion carried: 6-0-0

- e) Consideration – A Resolution Approving a Temporary Use Permit to hold an Outside Event on Village Property; Bricks & Ivy LLC d/b/a Parkside; Huntley Thunder Music Fest July 26 – 28, 2019

Mayor Sass reported that the Village is in receipt of a request from Parkside Pub to hold the Huntley Thunder Music Fest 2019 event from Friday, July 26th to Sunday, July 28th, 2019.

Staff Analysis

Bricks and Ivy LLC d/b/a Parkside (Parkside) has included in their annual liquor renewal application a request to hold the Huntley Thunder Music Fest 2019. The event is proposed to take place on the gravel area adjacent to the Catty building and will include a petting zoo, pony rides and a mechanical bull. The public parking behind Parkside will remain open and available for public use. The event will include bands, food, and drinks. The event is proposed to take place on Friday, July 26th from 5:00 p.m. to 11:00 p.m.; Saturday, July 27th from 11:00 a.m. to 11:00 p.m. and Sunday, July 28th from 11:00 a.m. to 6:00 p.m.

Parkside will provide security during the event and be required to provide a Certificate of Liability Insurance adding the Village of Huntley as additionally insured. In addition, the petitioner will be required to enter into an agreement to indemnify and hold the Village harmless from and against any and all claims arising from the event. In 2014, as a part of the acquisition of the property for the construction of the parking lot, the Village agreed to allow up to two additional outdoor events per year other than TTF. The events are subject to the Village Board's approval.

Legal Analysis

The petitioner will be required to enter into an agreement to indemnify and hold the Village harmless

from and against any and all claims asserted against it arising out of the event.

Mayor Sass reported that a representative was in attendance to answer questions.

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

A MOTION was made to approve an outside event for Bricks and Ivy LLC d/b/a Parkside for the Huntley Thunder Music Fest 2019 event subject to the following conditions of approval:

- 1. A Temporary Use Permit must be applied for and obtained from the Development Services Department.**
- 2. All conditions of approval regarding the serving and/or selling of alcohol must be met.**
- 3. The petitioner agrees to meet with Village Staff no later than 30 days prior to the event to present final security, parking and any other pertinent logistical information for the safe and orderly operation of the festival.**
- 4. The petitioner shall provide the Village with a valid Certificate of Insurance naming the Village as an additional insured.**
- 5. 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 Leopold

SECOND: Trustee Kanakaris

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

NAYS: None

ABSENT: None

ABSTAIN: Trustee Westberg

The motion carried: 5-0-0-1

- f) Consideration – A Resolution Approving a Temporary Use Permit to hold an Outside Event on Village Property; Bricks & Ivy LLC d/b/a Parkside; Turkey Testicle Festival on November 27, 2019

Mayor Sass reported that the Village is in receipt of a request to hold the 2019 Turkey Testicle Festival (TTF) on Wednesday, November 27, 2019.

Staff Analysis

Bricks and Ivy LLC d/b/a Parkside (Parkside) has included in their annual liquor renewal application a request to hold the TTF on November 27, 2019. The proposed event will take place in the same location as previous years. The event will include bands, food, and drinks. The hours of the event will be from 11:00 a.m. - 12:00 a.m. (on Thursday November 28th)

Parkside will provide security during the event and be required to provide a Certificate of Liability Insurance adding the Village of Huntley as additionally insured. In addition, the petitioner will be required to enter into an agreement to indemnify and hold the Village harmless from and against any and all claims arising from the event.

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

A MOTION was made to approve a Temporary Use Permit to hold an outside event on Village Property for Bricks and Ivy LLC d/b/a Parkside for the Turkey Testicle Festival on November 27, 2019 subject to the following conditions of approval:

- 1. A Temporary Use Permit must be applied for and obtained from the Development Services Department.**
- 2. All conditions of approval regarding the serving and/or selling of alcohol must be met.**
- 3. The petitioner agrees to meet with Village Staff no later than 30 days prior to the event to present final security, parking and any other pertinent logistical information for the safe and orderly operation of the festival.**
- 4. The petitioner shall provide the Village with a valid Certificate of Insurance naming the Village as an additional insured.**
- 5. 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 Piwko

SECOND: Trustee Hoeft

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

NAYS: None

ABSENT: None

ABSTAIN: Trustee Westberg

The motion carried: 5-0-0-1

- g) Consideration – Approval of the November 15, 2018 Joint Meeting of the Huntley Fire Protection District Board and the Village of Huntley Board of Trustees and December 6, 2018 Village Board Meeting Minutes

Mayor Sass reported that Trustee Leopold was absent from both meetings. Mayor Sass asked if the Village Board had any comments or changes to the Minutes; there were none.

A MOTION was made to approve the November 15, 2018 Joint Meeting of the Huntley Fire Protection District Board and the Village of Huntley Board of Trustees and December 6, 2018 Village Board Meeting Minutes.

MOTION: Trustee Kanakaris

SECOND: Trustee Westberg

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

NAYS: None

ABSENT: None

ABSTAIN: Trustee Leopold

The motion carried: 5-0-0-1

- h) Consideration – Approval of the December 20, 2018 Bill List in the amount of \$508,138.30

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

A MOTION was made to approve the December 20, 2018 Bill List in the amount of \$508,138.30.

MOTION: Trustee Piwko

SECOND: Trustee Westberg

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

NAYS: None

ABSENT: None

The motion carried: 6-0-0

- i) Consideration – An Ordinance Approving a Minor Amendment to the Final Planned Unit Development for Pod 5 of the Talamore Subdivision for New-Single Family Homes and Reduction in Certain Transition Fees

Director of Development Services Charles Nordman reviewed a Power Point presentation and reported that on February 9, 2006, the Village Board adopted Ordinance (O)2006-02.18 approving the Final Plat of Subdivision and Final Planned Unit Development (“PUD”) for Lennar, Talamore Pod 5. Pod 5 includes 102 single-family cluster home lots and is bounded by Talamore Boulevard to the south and Founders Field Boulevard to the west. The 2006 ordinance approved four (4) single-family product types for Pod 5 that ranged from 1,950 – 2,419 square feet in size. When approved in 2006, Pod 5 was designed as “maintenance free” with homes that were age-targeted toward professionals and empty nesters; however, it was not an age-restricted community.

As part of the approved Preliminary and Final Planned Unit Development, the petitioner was granted variances from the Huntley Zoning Ordinance lot standard and bulk regulations, which are reflected on the recorded Final Plat of Subdivision for Pod 5. The public improvements and utilities have been constructed within Pod 5 based on the lot configuration of the approved Final Plat of Subdivision. The petitioner is not proposing any changes to the recorded Final Plat of Subdivision as part of the requested minor amendment for the new home product line.

The approved Final Plat of Subdivision for Pod 5 was designed to locate the homes in close proximity to one another on private courts thus allowing more common open space throughout the neighborhood. The intention was to target professionals and empty nesters that may want a single-family home, but do not desire a large yard and the maintenance that goes along with it. The following setbacks were approved as part of the Preliminary and Final Planned Unit Development for Pod 5. No new zoning variations are requested.

Approved Setbacks:

- Minimum front setback is approved at 10 feet
- Minimum rear setback is approved at 15 feet
- Total minimum side yard setback is approved at 14 feet
- Minimum side yard setback is approved at 5 feet
- Minimum side yard abutting a street is approved 10 feet
- Maximum building height is approved at 35 feet

- Minimum setback between rear building lines is approved at 50 feet
- CalAtlantic Group, Inc., now an affiliate of Lennar Corporation, is the successor owner of the 102 lots in Pod 5. CalAtlantic/Lennar is requesting approval of the Andaré product line which was previously built in Pod 2. The Andaré product line includes seven (7) models that range in size from 1,224 – 1,880 square feet with each model having six (6) elevations. Lennar has stated they may also offer the four (4) single-family products that were approved in 2006 at a later date; however, they believe it is unlikely the product can be offered at a price point that is attractive to the marketplace.

Similar to Pod 2, Pod 5 is designed to be “maintenance free” to the extent that the association will provide maintenance of common area landscaping, and snow removal and mowing of grass on private lots. Maintenance of the home itself, including the exterior foundation plantings and shrubs on the lot and the maintenance or replacement of the driveway will be the responsibility of the homeowner (this is similar to Pod 2). The installation of sheds, fences, playsets, trampolines, and swimming pools will not be allowed on the individual lots. Pod 5 will not be age-restricted, which is consistent with the original approval in 2006 (Pod 2 is age-restricted in accordance with the Housing for Older Persons exemption under the Fair Housing Amendments Act of 1988).

The following table provides a further summary of the models:

PREVIOUSLY APPROVED MODELS	TYPE	SQUARE FEET
501	2 Story	2,318
502	2 Story	2,419
503	2 Story	2,358
504	1 Story	1,950
PROPOSED MODELS	TYPE	SQUARE FEET
Bennett	1 Story	1,224
Florence	1 Story	1,342
Napa	1 Story	1,428
Bennett II (side load garage)	1 Story	1,579
Rutherford	1 Story	1,649
Siena	1 Story	1,792
Sonoma	1 Story	1,880

Ordinance (O)2006-02.18 also required all homes in Pod 5 to provide specific architectural elements as listed below. The proposed models meet these requirements with exception to the requirement for a rear gable.

- 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 #4 of Ordinance (O)2006-02.18 be revised. Condition #4 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 5 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 revised 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:

3 Bedroom House	Current	Proposed
Huntley Fire Protection District – Impact and Transition	\$685	\$685
Library – Impact and Transition	\$340	\$340
District 158 – Impact and Transition	\$6,758	\$3,758
Municipal Complex Fee	\$1,000	\$0
Village - Transition	\$1,000	\$0
Township - Impact	\$100	\$100
TOTAL	\$9,883	\$4,883

Similar requests to eliminate transition fees were considered and approved by the Village Board for the remaining single-family lots in Pod 4 and the remaining townhome units in Pod 3. 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.

As noted with the Pod 3 and Pod 4 requests, 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.

Director Nordman reported that Rick Murphy from Lennar/Cal Atlantic was in attendance to answer questions.

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

Trustee Westberg asked if the cul-de-sacs would be maintained by the Home Owners Association (HOA); Village Manager Johnson reported that the HOA is responsible for maintaining everything including the cul-de-sacs. Kalsow Lane and Keating Drive are public streets and will be maintained by the Village.

Trustee Goldman asked if fire sprinklers are being offered as an option. Mr. Murphy reported that fire sprinklers are not required but will be offered as an option. Village Manager Johnson reported that fire suppression is offered as an option in all new residential development.

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 5 of the Talamore Subdivision for New Single-Family Homes and Reduction in Certain Transition Fees.

MOTION: Trustee Kanakaris

SECOND: Trustee Hoeft

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

NAYS: None

ABSENT: None

The motion carried: 6-0-0

- j) Discussion - Conceptual Review of a Proposed Site Plan and Building Elevations for a Proposed Brewery/Restaurant at 13980 Automall Drive and Authorization to Negotiate a Business Development Agreement

Director of Development Services Charles Nordman reviewed a Power Point presentation and reported that More Brewing Company is proposing to operate a production brewery with a taproom/brew pub restaurant within the former Chevrolet Dealership at 13980 Automall Drive, currently owned by Rush International. More Brewing is proposing to lease the existing 25,302 square feet building and renovate

it to include 11,302 square feet dedicated for the production of beer and 14,000 square feet for a taproom/brew pub restaurant. The tap room/brew pub, which will be located in the former dealership showroom, will include a full kitchen, outdoor patio and special events area for private dining. The production side will be located in the area previously occupied by the service department and will include a brewhouse, fermentation and conditioning vessels and packaging line. There will also be a barrel room where beer will be aged in whiskey barrels prior to packaging.

More Brewing currently operates a brewery/brewpub restaurant in Villa Park, Illinois. The Huntley location will be their second production facility and will allow More to increase production and distribution of their beer that cannot currently be handled by their Villa Park location.

On December 21, 2017, the Village Board approved Ordinance (O) 2107-12.82 Approving an Amendment to the Village of Huntley Comprehensive Plan for the I-90/IL 47 Gateway Plan. The dealership location is included in the area addressed by the Gateway Plan, which identifies the Automall area as an opportunity site for mixed commercial development that serves as a regional draw. The plan expands the uses appropriate for this location and includes restaurants. More's repurposing of the former dealership would be a first step in implementing the new vision for this area as identified in the Gateway Plan.

Staff Analysis

Site Plan

The existing site plan will undergo only minor modifications to accommodate More Brewing. These changes include resurfacing the parking lot and the addition of new walkway striping and pavers within the parking lot at the front of the building. The parking lot at the rear of the building would be reconfigured for delivery vehicles. Two additional trash enclosures would be constructed adjacent to the rear of the building to accommodate used materials from the brewing process and the existing trash enclosure at the southeast corner of the property would be removed and reconstructed to accommodate the reconfiguration of the parking lot at the rear of the building. Grain silos/tanks would also be located along the rear (south) elevation of the building. It is anticipated that one, possibly two, tanks would be installed initially and an additional two may be installed in the future (the petitioner will provide an illustration of the tanks at the meeting).

The petitioner will also replace the parking lot lighting with new LED fixtures and install new landscaping to replace plant materials that are either dead or in poor condition. The full extent of the landscape replaced will not be known until the petitioner is able to survey the site's landscaping in the spring.

The subject site also includes the open space to the south of the former dealership. The petitioner proposes to utilize the open space for three to four special events per year and also overflow parking for the events. Details pertaining to the special events would be provided annually with the renewal of the liquor license.

Parking

Proposed parking would be accommodated within the existing parking lot. The lot will require some modifications to the striping layout to accommodate customer parking since the lot was previously used for the display of automobiles for the car dealership (these modifications are not reflected on the site plan provided with this report). The following table provides a summary of the required parking for the brewery:

Required Parking

	REQUIRED RATIO	SQUARE FOOTAGE	REQUIRED
PRODUCTION	2.0 / 1,000 SQ. FT.	11,302	23
RESTAURANT (TAPROOM/BREW PUB/PATIO)	1 SPACE / 3 SEATS	214 SEATS	72
		TOTAL REQUIRED	95
		TOTAL PROVIDED	108

Additional special event/overflow parking would be provided within the open space to the south of the building. It is estimated that an additional 270 vehicles could be accommodated within the open space. A portion of this open space was previously used by the former dealership for additional parking. A 100' by 280' (28,000 square feet) temporary gravel parking lot was approved by (Ordinance (O)2004-10.66) and constructed by the dealership in 2004, however, grass has since grown through the gravel.

Building Elevations

The proposed modifications to the existing building elevations include the installation of decorative wood accent panels across the front of the building and repainting the entire building and metal standing seam screen wall. The proposed color scheme is represented on the rendering that is provided as an exhibit.

Proposed building wall signage will include the More Brewing logo, name, and text stating “taproom” on the front (north) elevation of the building and the brewery name on the west elevation, facing Route 47.

Required Approvals

The subject site is zoned C-2 Regional Retail, which does not currently allow a microbrewery as a permitted or special use. Therefore, the petitioner’s formal development application will be requesting a text amendment to the Zoning Ordinance to allow a microbrewery as a Special Use in the C-2 zoning district.

The following review and approvals are required from the Plan Commission and Village Board for the proposed use:

1. A Text Amendment to the Zoning Ordinance to add Microbrewery as a Special Use in the C-2 Regional Retail zoning district. A definition for Microbrewery will also be added to the Zoning Ordinance.
2. A Special Use Permit for a Microbrewery in the C-2 Regional Retail zoning district.
3. Site Plan Review for the proposed modifications to the site.

4. The petitioner will be required to seek separate approval for a liquor license. An amendment to the Liquor Code will be required to create a new liquor license class for a production brewery with a taproom/brew pub restaurant.

In addition to the above actions, the petitioner is actively working with the developer of the Automall to revise the private Declaration of Covenants, Conditions, and Restrictions (CCR) for the Automall to allow the proposed microbrewery.

Financial Impact

The petitioner is seeking assistance to offset costs associated with the facility renovation and upgrades. Staff is seeking authorization to negotiate a Business Development Agreement.

Courtesy Review

The petitioner has requested the Village Board to conceptually review the proposed plans. The Village Board is not required to provide a formal position statement on the proposal, and the petitioner shall not be required to comply with any position statements which are offered. The concept review shall provide the petitioner 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.

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, and “work with commercial property owners to attract additional restaurants and shopping opportunities” as an objective.

Action Requested

The Village Board is requested to review the proposed conceptual site plan and building elevations and provide any questions, comments, or concerns for the petitioner to consider as they proceed in the formal review process, and to authorize staff to negotiate a business development agreement for Village Board consideration.

Director Nordman reported that Sunny Patel (Owner), Perry Patel (Owner), Shaun Berns (Head Brewer) and Evan Morris (General Manager) from More Brewing were in attendance to answer questions.

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

Trustee Leopold suggested that they add signage which is visible from the Tollway and not just to those getting off the Tollway or on Route 47. Trustee Leopold suggested that they adjust the current double long parking spaces; Director Nordman reported that they will need to re-stripe the lot.

Trustee Goldman suggested that they work with the Tollway to add directional signage for those coming from the Rockford area. Mr. Patel stated that they were planning on putting the More Brewing name on

the silos; Mr. Morris stated that they will also work with the tollway for directional signage.

Trustee Kanakaris asked about the silos. Mr. Berns stated that the silos will hold 48,000 pounds and they will install two (2) to start and will add more when they expand in the future. Trustee Kanakaris stated that he would support the silos being taller for better visibility and welcomed More Brewing to Huntley.

Trustee Hoeft welcomed More Brewing to Huntley.

There were no other questions or comments.

A formal vote was not required for this agenda item as it was a conceptual review.

k) Discussion – Business District Establishment for the Northeast and Southeast Quadrants of the IL Rt. 47/Freeman Road Intersection

Village Manager David Johnson reported that on June 14, 2018, the Village Board reviewed the potential establishment of a Business District for the area on the east side of Route 47 on the north and south sides of Freeman Road. This area is included in the I-90/IL 47 Gateway Plan adopted as an amendment to the Comprehensive Plan on December 21, 2017. A Business District provides another option to generate financial resources to assist with the development or redevelopment of the undeveloped or vacant properties within the district. It was the consensus of the Village Board to move forward with Kane, McKenna and Associates (KMA) to conduct a Business District Analysis and put together a Business District Plan. KMA is familiar with the Village as they have previously worked with the Village to establish the Downtown TIF District and have consulted on other projects.

Staff Analysis

Illinois State Statute authorizes the establishment of a Business District, which authorizes a municipality to impose up to a 1% sales tax within a qualifying area to fund the development or redevelopment of property within the designated area. The municipality may impose this tax if it has a development or redevelopment plan for an area of the municipality that:

- is currently within the corporate limits of the Village
- is contiguous (i.e., the properties within the area border each other)
- includes only parcels of real property that will directly and substantially benefit from the proposed plan, and
- is blighted, as defined in the Illinois Municipal Code (see 65 ILCS 5/11-74.3-5) (an area that is, by reason of the predominance of defective, non-existent, or inadequate street layout, unsanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire or other causes, or any combination of those factors, retards the provision of housing accommodations or constitutes an economic or social liability, an economic underutilization of the area, or a menace to the public health, safety, morals, or welfare)

General merchandise items subject to state sales tax are also subject to the Business District sales tax.

Business District sales tax must be collected on general merchandise sold within the Business District regardless of whether the merchandise is sold at retail or transferred as a part of a sale of service. Business District sales tax does not apply to:

- Sales of qualifying food, drugs, and medical appliances
- Items that must be titled or registered by an agency of Illinois state government (vehicles)

Business District sales tax may be imposed in 0.25% increments and cannot exceed 1%. The tax can be imposed up to 23 years. A hotel tax of 1% in addition to the current rate of 5% can also be implemented. Unlike a TIF, the Business District does not affect the property tax base and has no impact on the other taxing bodies.

A timeline for implementation of the Business District is as follows:

- January 10, 2019 Village Board Meeting – Draft plan is presented for consideration by the Village Board; A resolution is required authorizing a public hearing relating to the proposed business district
- January 15 to February 4 - Two public notices published in the local newspaper for the Public Hearing; Notices sent to taxpayers and businesses within the district
- February 14, 2019 - Public Hearing for establishment of Business District is held
- February 28, 2019 – Ordinances may be adopted approving the Business District Plan and designating the Business District, and approval of Business District taxes
- On/Before April 1, 2019 - Business District sales tax ordinances to be filed with the State of Illinois Department of Revenue for implementation beginning July 1, 2019

Strategic Plan Priority

One of the main strategic priorities of the Village’s Strategic Plan is to “Promote New Business Development, Retention, and Expansion.” A major goal under this priority is to “Attract and Retain Businesses to Enhance the Tax Base and Create New Jobs”, and one of the objectives for this goal is to “work with the property owner to revitalize or redevelop the Huntley Outlet Center.” Another objective is to “secure a commitment for the construction of hotel.” The Economic Development Strategic Plan further identifies the following objectives: “work with the owner of the Huntley Outlet Center to revitalize or redevelop the property strategically located at the interchange of I-90 and Route 47.”

Financial Impact

The creation of a Business District would ultimately increase available funding to support both public and private improvements within the identified area on the east side of Rt. 47 adjacent to Freeman Road.

Legal Analysis

KMA will consult with the Village’s Special Legal Counsel to review final documents for the Business District.

Village Manager Johnson stated that the proposed timeline may need to be adjusted as a result of follow-up discussions with some of the property owners within the proposed district.

Mayor Sass stated that he believed this will be a good tool.

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

It was the consensus of the Village Board to present the draft plan to the Village Board in January and to consider a resolution, at that meeting, authorizing a public hearing related to the proposed Business District.

- l) Consideration - An Ordinance Amending Title XI, Business Regulations, Chapter 110 Alcoholic Beverages to Create Class “J” and “K” Liquor Licenses

Mayor Sass reported that the Village of Huntley regulates the sale of alcoholic beverages through its Liquor Control Ordinance in Title XI, Business Regulations, Chapter 110 Alcoholic Beverages.

Staff Analysis

In April 2018 the Village Board authorized a ±2,700 square foot microbrewery and outdoor seating area at the southeast corner of the Union Special facility near the intersection of Union Special Plaza and Borden Street for Union Special LLC and Sew Hop’d Brewery. Village Board approval was granted to Sew Hop’d with the understanding that a liquor code amendment would be needed to accommodate the operations of the microbrewery. Construction has been progressing throughout the year and Sew Hop’d is now targeting an early spring opening. An amendment is proposed to Title XI, Business Regulations, Chapter 110 Alcoholic Beverages to create a new Class “J” liquor license to allow for the microbrewery.

A new Class “K” license is also being proposed for the Village Vintner Winery (Vintner), located at 10679 Wolf Drive. The State of Illinois Liquor Control Commission (ILCC) informed the Vintner that the business does not have a valid local liquor license to sell alcohol at retail at the premise location of 10679 Wolf Drive, which is the location where they manufacture wine and hold a federal basic permit as well. The licensee holds a brew pub license at 2380 Esplanade Drive in Algonquin. The State is now requiring the Vintner to obtain a local retailer’s license from the Village of Huntley for the Wolf Drive location in order to be compliant as a wine maker to provide wine to the Algonquin business for retail sale.

The manufacturing district location of the Vintner on Wolf Drive, however, does not currently allow for retail sale. The Vintner intends to petition the Village for a Special Use Permit for a winery to allow for the retail sale of wine and apply for the Class “K” liquor license upon completion of the Special Use Permit process.

Financial Impact

An annual fee of \$1,500 is charged for a liquor license.

Legal Analysis

The Village’s Special Counsel, the Filippini Law Firm prepared the draft ordinance.

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

A MOTION was made to approve an Ordinance Amending Title XI, Business Regulations, Chapter 110 Alcoholic Beverages creating Class “J” and “K” liquor licenses.

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

m) Consideration – An Ordinance Approving the Issuance of 2019 Video Gaming Licenses – Village of Huntley Code of Ordinances Section 110.60

Mayor Sass reported that pursuant to Section 110.60 of the Village Code of Ordinances, Video Gaming is regulated by the Village Board of Trustees and a license must be obtained prior to operating video gaming terminals. In conjunction with the liquor license renewal packets, gaming renewal applications were also distributed to current gaming license holders in October. As part of the renewal application the following items are required to be submitted:

- Signed Video Gaming Application
- Payment of \$500 per machine
- Signed Video Terminal Operator Application
- Payment of \$1,000 by video gaming terminal operator per location

Staff Analysis

There are a total of fourteen (14) businesses with sixty-six (66) gaming machines licensed for operation in the Village. The following establishments, which had previously been approved for video gaming, have submitted the appropriate applications and payment for the gaming machines and terminal operators for 2019:

1. BBQ King Smokehouse - 5 machines
2. Bowl Hi - 5 machines
3. Casa Rubi-Os - 5 machines
4. Huntley Legion Home - 5 machines
5. Lucky Bernie's - 5 machines
6. Millie's, LLC - 5 machines
7. Offie's Tap - 5 machines
8. Parkside - 3 machines
9. Pub 47 - 5 machines
10. Rookies - 5 machines
11. Sal's Pizza - 3 machines
12. Sammy's - 5 machines
13. Soula's Village Inn - 5 machines
14. Tee 2 Green - 5 machines

Financial Impact

As part of the approved FY19 Budget, gaming machine and terminal operator revenue sources are included under the Licenses and Permits line item in the General Fund. The gaming machine fee for 2019 is \$500 per machine and the operator license fee is \$1,000 per location. FY18 video gaming

revenue received by the Village to date is \$124,889.

Legal Analysis

Section 110.60 of the Village Code of Ordinances regulates video gaming in the Village. The applications have been reviewed and are in compliance with Section 110.60 Video Gaming.

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

A MOTION was made to approve an Ordinance Approving the Issuance of the 2019 Gaming Licenses pursuant to the Village of Huntley Code of Ordinances Section 110.60.

MOTION: Trustee Piwko
SECOND: Trustee Kanakaris
AYES: Trustees: Goldman, Hoeft, Kanakaris, Leopold and Piwko
NAYS: None
ABSENT: None
ABSTAIN: Trustee Westberg
The motion carried: 5-0-0-1

- n) Consideration – An Ordinance Approving the Annual License Renewal for Commercial Wastehaulers and Sun City Residential Only Wastehauler – Village of Huntley Code of Ordinances Section 117.05

Mayor Sass reported that in October, renewal packets were distributed to the current commercial wastehaulers as well as the Sun City/Residential only wastehauler, Waste Management.

The following wastehaulers have submitted the application and payment to provide commercial waste and recycle pickup in the Village of Huntley. Waste Management of Illinois has also submitted their application for Sun City residential pick up.

1. Advanced Disposal – Commercial
2. Groot Industries, Inc. – Commercial
3. MDC Environmental Services – Commercial
4. Ray Schreiber Disposal Co. – Commercial
5. Waste Management of Illinois, Inc. – Commercial
6. Waste Management of Illinois, Inc. – Residential *Sun City Only*

Staff Analysis

All required documentation has been received and is in compliance. All is in order for Village Board consideration at this time.

Financial Impact

As part of the approved FY19 Budget, this specific Refuse Licenses revenue source is included under the Licenses and Permits line item in the General Fund. The individual license fee for 2019, as regulated by the Village’s Wastehauler Ordinance, is \$1,870.31.

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

A MOTION was made to approve an Ordinance approving the Village of Huntley Annual License Renewal for Commercial Wastehaulers and Sun City Residential only Wastehauler.

MOTION: Trustee Piwko

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

- o) Consideration – Approval of Payout Request No. 11 (Final) in the Amount of \$164,114.50 to Independent Mechanical Industries, Inc. for Wastewater Treatment Facilities Upgrades Project

Mayor Sass reported that on September 14, 2017 the Village Board of Trustees awarded a contract for the Wastewater Treatment Facilities Upgrades project to Independent Mechanical Industries, Inc. (IMI). The contract amount was \$2,940,000.00. IMI started working on November 13, 2017 and has submitted the eleventh and final payout request for the project for work completed through September 30, 2018. Village staff and the Village’s project engineer, EEI, has reviewed the request and all is in order for Village Board consideration. The project is \$1,078.00 (<1%) under the original contract amount.

Staff Analysis

<u>Pay Request</u>	<u>Total Completed Work</u>	<u>Retention</u>	<u>Previous Payments</u>	<u>Amount Requested</u>
#1	\$65,000.00	\$6,500.00	\$0.00	\$58,500.00
#2	\$115,000.00	\$11,500.00	\$58,500.00	\$45,000.00
#3	\$225,500.00	\$22,550.00	\$103,500.00	\$99,450.00
#4	\$802,250.00	\$80,225.00	\$202,950.00	\$519,075.00
#5	\$1,407,950.00	\$140,795.00	\$722,025.00	\$545,130.00
#6	\$1,604,700.00	\$160,470.00	\$1,267,155.00	\$177,075.00
#7	\$2,055,580.00	\$102,779.00	\$1,444,230.00	\$508,571.00
#8	\$2,246,190.00	\$112,309.50	\$1,952,801.00	\$181,079.50
#9	\$2,847,550.00	\$142,377.50	\$2,133,880.50	\$571,292.00
#10	\$2,920,850.00	\$146,042.50	\$2,705,172.50	\$69,635.00
#11 (Final)	\$2,938,922.00	\$0.00	\$2,774,807.50	\$164,114.50

Financial Impact

The FY2017 Budget included partial funding for the Wastewater Treatment Facility Upgrades in the amount of \$1,226,250.00 in the Sewer Capital Fund, 525-00-00-8005. The project carried over into FY2018. The project is funded by a \$3,000,000 debt issuance that was approved by the Village Board on August 24, 2017.

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

A MOTION was made to approve Payout Request No. 11 (Final) in the amount of \$164,114.50 to Independent Mechanical Industries, Inc. for the Wastewater Treatment Facilities Upgrades project.

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

- p) Consideration – A Resolution Approving the Purchase of Road Rock Salt from Cargill Inc. Salt Division through the State of Illinois Department of Central Management Services (CMS) Joint Purchasing Procurement Program in an Amount of \$68.55 per Ton Not to Exceed \$206,000.00

Mayor Sass reported that Village Board approval is requested for the purchase of road rock salt in an amount up to \$206,000 for the 2018/2019 winter season. This commodity is a vital component in the Village's snow and ice control efforts.

Staff Analysis

Staff has received a bid in the amount of \$68.55 per ton for the purchase of road salt from Cargill Inc. Salt Division through the State of Illinois Department of Central Management Services (CMS) Joint Purchasing Procurement process. The Village has committed to an order of 2,500 tons of rock salt with a provision to increase the quantity by up to 20% (500 tons) at the bid price if necessary. Three thousand tons at \$68.55 per ton is approximately \$206,000.

Financial Impact

The FY2019 budget includes \$225,000 in the General Fund, line item 100-60-61-7215 for ice and snow materials. The remaining \$19,000 is budgeted to fund the liquid snow and ice control chemicals.

Legal Analysis

The State of Illinois Department of Central Management Services (CMS) Joint Purchasing Procurement Program meets bid requirements.

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

Trustee Leopold asked if the pre-treatment of the streets with the vegetable juice saved on the purchase of road salt; Village Manager Johnson reported that the pre-treatment material is used in the equation of how much road salt to purchase. Trustee Hoeft stated that the beet juice does not let the snow and ice freeze and helps melt it.

Trustee Kanakaris stated that he believes the pre-treatment is a waste of money. Village Manager Johnson stated that the pre-treatment helps get to bare pavement faster when plowing.

Trustee Goldman asked if the Village has enough road salt to last until the new shipment arrives; Village Manager Johnson said that there is enough road salt.

There were no other comments or questions.

A MOTION was made to approve a Resolution Approving the Purchase of Road Rock Salt from Cargill, Inc., Salt Division through the State of Illinois Department of Central Management Services (CMS) Joint Purchasing Procurement Program in an Amount of \$68.55 per Ton Not to Exceed \$206,000.00.

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

- q) Consideration – A Resolution Granting Approval of the Sale and/or Disposal of Village-Owned Property

Mayor Sass reported that all new vehicles approved in the FY2018 budget have now been delivered and staff will utilize an online auction service to sell vehicles and equipment no longer in service.

Staff Analysis

Staff is requesting approval to sell or dispose of three vehicles and a utility trailer. These items have reached the end of their useful life with the Village.

Vehicle #	Vehicle Year	Item Description	VIN#
30	2009	Ford F150	1FTPX14V39KB81649
14	2006	Ford Crown Victoria	2FAFP71W86X143991
1890	2000	5 Yard Intl. Truck	1HTSDAAR9YH2272143
1635	1993	Classic Utility 16' Tilt Trailer	10WOLT29PW017772

The vehicles and the trailer will be sold in accordance with the Village vehicle replacement policy through an online auction company that specializes in the sale of public surplus items.

Financial Impact

Revenue generated from the sales will go into the Equipment Replacement Fund.

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

A MOTION was made to approve a Resolution Granting Approval of the Sale and/or Disposal of Village-Owned Property.

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

- r) Consideration - An Ordinance Amending the Village of Huntley Personnel Manual, Section 204: Unlawful Harassment and Discrimination; Section 409: Military Leave; Section 414: Nursing Mothers in the Workplace Act

Human Resources Manager Chrissy Hoover reported that recent changes to Illinois law necessitate amendments to the Village of Huntley Personnel Manual. A summary of the proposed amendments is found below.

Staff Analysis

The following sections of the Village’s Personnel Manual are required to be amended to be compliant with State law.

Section 204 - Unlawful Harassment and Discrimination

On August 24, 2018 Public Act 100-1066 became law. This new law amends the Illinois Human Rights Act allowing employees more time to file charges of discrimination with the Illinois Department of Human Rights (IDHR) and to opt out of the IDHR investigation process and proceed directly to State court.

Section 409 - Military Leave

On January 1, 2019, the Illinois Service Member Employment and Reemployment Rights Act (ISERRA) will take effect. ISERRA streamlines the various job-related protections afforded to Illinois service members by consolidating provisions of the State’s various existing military leave laws to ensure service members’ employment and rights protection while fulfilling military requirements.

Section 414 - Nursing Mothers in the Workplace Act

On August 21, 2018 Public Act 100-1003 became law. This new law amends the Nursing Mothers in the Workplace Act, and expands protections for nursing mothers needing to express milk in the workplace. The most notable change is that break time provided for the expression of milk cannot reduce an employee’s compensation.

Legal Analysis

The amended policies have been reviewed by the Village’s employment attorney, Clark, Baird, Smith, LLP.

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

A MOTION was made to approve an Ordinance Amending the Village of Huntley Personnel Manual, Section 204: Unlawful Harassment and Discrimination; Section 409: Military Leave; Section 414: Nursing Mothers in the Workplace Act.

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: None

VILLAGE PRESIDENT’S REPORT:

Mayor Sass reported that the Municipal Offices will be closed on December 24th, 25th, and January 1st.

Mayor Sass reported that the next Village Board meeting will take place on January 10, 2019.

UNFINISHED BUSINESS: None

NEW BUSINESS: None

EXECUTIVE SESSION: None

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 8:05 p.m.

MOTION: Trustee Piwko

SECOND: Trustee Westberg

The Voice Vote noted all ayes and the motion carried.

Respectfully submitted,

Barbara Read
Recording Secretary