

**VILLAGE OF HUNTLEY**  
**VILLAGE BOARD**  
**July 23, 2020**  
**MEETING MINUTES**

**CALL TO ORDER:**

A meeting of the Village Board of the Village of Huntley was called to order on Thursday, July 23, 2020 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 Hoeft, Harry Leopold, John Piwko and JR Westberg.

**ABSENT:** Trustee Niko Kanakaris

**IN ATTENDANCE:** Interim Village Manager Lisa Armour, Management Assistant Barbara Read, Director of Development Services Charles Nordman, Director of Finance Cathy Haley, Director of Public Works and Engineering Timothy Farrell, Special Counsel Thomas Burney, and Village Attorney John Cowlin.

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

Mayor Sass asked that the Agenda be amended to move Agenda Item m) Consideration – An Ordinance Approving the Issuance of a Class “A” Accessory Use Tobacco License to Route 47 Liquors; 10876 Route 47 to the beginning of the agenda items.

**PUBLIC COMMENTS:**

Rita Bramley, 10289 Central Park Blvd., reviewed the promises that the homeowners of Cider Grove were promised in 2011: a Homeowners Association (HOA), a clubhouse for parties and fitness area; multi-use path around an 8-acre park with a playground, soccer/ball fields, etc. which have not happened since its approval in 2005. Ms. Bramley stated that the HOA is run by a company (Property Specialists Inc.) and the homeowners have no say in anything and are not represented. Ms. Bramley stated that the HOA has doubled their dues and taken out a loan which the homeowners knew nothing about. Ms. Bramley stated concern about DR Horton’s plans to form a separate HOA for the new phases. Ms. Bramley also stated concern over the 8-acre park they were promised and noted that the current club house is in need of desperate repair. Ms. Bramley noted the current path which goes three-fourths around the retention pond and has trees and plants growing through the blacktop and is unsafe. Ms. Bramley stated that DR Horton is proposing to decrease the 8-acre park to two acre park (just open space) so that they can build more houses (197 as opposed to the approved 138 homes). Ms. Bramley stated that if the park is reduced the current homeowners should be compensated. Ms. Bramley expressed other concerns regarding the limits of each model, the options of slabs and not basements, restrictions in the age related home, 3-car garages on the smaller homes, HOA rules and restrictions with new HOA vs existing HOA. Ms. Bramley asked the Village Board to protect the residents.

Alyssa Rizzo, 10299 Central Park Blvd., stated that she agreed with the points made by Rita Bramley and added that her other concerns are the smaller lots of Phase 2 and 3. She stated that they will lose \$60,000 in equity due to the size of the homes and asked for recourse and that the new homes should stay with the original approved requirements.

Greg Gillming, 11785 Leland, stated that he was a 17 year resident and was speaking on behalf of

himself and other residents. Mr. Gillming stated that they should be with the new HOA and not have two different HOAs in the same subdivision. Mr. Gillming asked if it was beneficial to build in the current recession situation.

Mayor Sass replied to the residents and stated with regard to the park that they should contact the Huntley Park District and let them know what you want as it is under their jurisdiction as to how parks are built or taking acceptance of funds in lieu of building parks. Mayor Sass stated that he believes the Park Board meets on the 4<sup>th</sup> Wednesday of each month.

#### **ITEMS FOR DISCUSSION AND CONSIDERATION:**

- m) Consideration – An Ordinance Approving the Issuance of a Class “A” Accessory Use Tobacco License to Route 47 Liquors; 10876 Route 47

Mayor Sass reported that the Village regulates the sale of tobacco and tobacco products through its Tobacco Control Ordinance, which provides for the issuance of certain classes of tobacco licenses and establishes the number of licenses available.

#### Staff Analysis

The Village is in receipt of a request for a Class “A” Accessory Use Tobacco license from Mr. Ricky Patel and Mrs. Hema Patel, owners of Route 47 Liquors. The Patels are seeking approval, included on the Liquor Commission agenda, to open a retail liquor store at 10876 Route 47 in the Huntley Towers retail center. The intent is to include a small selection of tobacco and tobacco products at the check-out counter which would require a Class “A” Accessory Use license.

A Class “A” Accessory Use Tobacco licensee offers tobacco products and/or tobacco paraphernalia for sale at retail but derives less than 30% of its gross revenue from the sale of tobacco products and tobacco paraphernalia. An amendment to the Code of Ordinances is not necessary to increase the number of available licenses. The Code allows for an unlimited number of Class “A” Accessory Use licenses; however, Village Board approval is required to issue the license.

The fee for a Class “A” license is \$200, but the Code of Ordinances provides for a proration of fee:

*§ 120.05 (B) For all licenses issued on or after July 1 of each year, the license fee shall be 50% of the annual fee. All license fees shall be paid at the time of the application.*

As part of the application the following items are required to be submitted:

- Signed Application (*Submitted*)
- Economic Interest Disclosure Form (*Submitted*)
- Payment of \$100 for a Class “A” license issued after July 1<sup>st</sup> (*Submitted*)
- BASSET or TIPS training information for employees (*Owners have submitted their BASSET cards. New employees for the Huntley location need to be submitted within 90 days*)

#### Additional Information

The Class “B” Tobacco Store license held by Route 47 Smoke Shop is considered null and void due to closure of the business. A code amendment is not necessary as outlined in the code:

*§ 120.05 (C) A tobacco license issued to a licensee shall automatically terminate and become null and void, and the number of available tobacco licenses authorized in the classification (class) of the terminated license shall automatically be reduced by one (if applicable), upon any of the following:*

- (1) Permanently closing or ceasing to do business at the licensed premises;*

Financial Impact

Payment of the prorated fee of \$100 for a Class “A” Accessory Use Tobacco license has been received and deposited to the Tobacco License revenue line item 100-00-00-4322.

Legal Analysis

Section 120 of the Village Code of Ordinances regulates tobacco sales in the Village. The application has been reviewed and is in compliance.

Mayor Sass reported that representatives of the petition were still 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 Ordinance Approving the Issuance of a Class “A” Accessory Use Tobacco License to Route 47 Liquors; 10876 Route 47 subject to the following condition of approval:**

- 1. No tobacco or tobacco products can be sold prior to the completion of the remodel and issuance of the certificate of occupancy.**

**MOTION: Trustee Westberg**

**SECOND: Trustee Hoeft**

**AYES: Trustees: Goldman, Hoeft, Leopold, and Westberg**

**NAYS: Trustee Piwko**

**ABSENT: Trustee Kanakaris**

**The motion carried: 4-1-1**

- a) Consideration – Approval of the July 23, 2020 Bill List in the amount of \$1,218,863.15

Mayor Sass reported that \$834,690.32 (or 68.5%) of the total bill list is attributable to the payment of development impact fees to other taxing bodies (\$59,879), payment to Lennar Homes for the refund of Sod Bonds (\$40,000), Payout #2 to Schroeder Asphalt Services Inc. for the 2020 Street Improvement Program (\$384,092.32), payment to IRMA for the 2020 Liability Insurance Premium (\$309, 119), and payment to Advanced Business Networks Inc. for IT support services (\$41,600).

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

**A MOTION was made to approve the July 23, 2020 Bill List in the amount of \$1,218,863.15.**

**MOTION: Trustee Hoeft**

**SECOND: Trustee Goldman**

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

**NAYS: None**

**ABSENT: Trustee Kanakaris**

**The motion carried: 5-0-1**

- b) Consideration – An Ordinance Approving a Special Use Permit for a Car Wash in the “B-3” Shopping Center Business District and Site Plan Review, including any necessary relief, for Premier Car Wash, 10390 Vine Street

Director of Development Services Charles Nordman reviewed a Power Point presentation and reported that the petitioner, Peter Spyratos, is proposing to purchase the former Huntley Car Wash located at 10390 Vine Street and reopen it as Premier Car Wash. The property is zoned “B-3” Shopping Center Business District which allows a Car Wash as a Special Use. Mr. Spyratos also owns Premier Car Wash in Sycamore.

Staff Analysis

*Site Plan & Parking Lot*

Mr. Spyratos proposes to utilize the existing structure and update the equipment to include three (3) touchless automatic car wash bays. The building will be power washed, and the red cinder block will be covered with Premier’s prototypical blue signage board. The north vacuum station will be replaced with a new pay station and southern vacuum station will remain as existing. The entire parking lot will be repaved and restriped, and the plans indicate stacking for 24 vehicles. There are four 10’ x19’ parking spaces proposed adjacent to the vacuum at the south side of the lot.

*Landscaping*

The proposed landscape plan depicts two new planting beds on the north side of the site. Three 2-inch caliper American Hornbeam trees are included in the plan, and several groupings of bushes, grasses, and perennials are well spaced between the trees.

*Lighting*

Parking lot lighting on the site will be replaced with three new Lithonia light poles and the Lithonia D-Series Size 1 LED Area Luminaire fixtures. The light fixtures will be required to provide the requisite 2.0 foot-candle average for the parking area and the 0.5 foot-candle maximum at the property line.

*Signage*

The proposed signage includes six wall signs. This includes two illuminated “Premier Car Wash” channel letter signs (54 SF each) on the west and east sides, and two illuminated “Touchless Laserwash” channel letter signs (57 SF each) on the north and south sides. All channel letter signage will be attached to the 32” tall composite aluminum blue panel, which is proposed to wrap around the upper façade of the entire building. The east side of the building includes one illuminated “water swoosh” logo measuring 30 square feet, and the west side of the building will have the entrance door wrapped with the “water swoosh” logo, measuring 20 square feet.

Building elevation	Number of signs allowed	Number of signs proposed	Square footage of signs allowed	Square footage of signs proposed	Relief Required
West (Vine St.)	1	2 <sup>(1&amp;3)</sup>	65 SF	84 SF	1 sign and 19 SF
East (Rt. 47)	1	2 <sup>(1&amp;4)</sup>	65 SF	64 SF	1 sign
North (side)	0	1 <sup>(2)</sup>	None	57 SF	1 sign and 57 SF
South (side)	0	1 <sup>(2)</sup>	None	57 SF	1 sign and 57 SF
Total	2	6	130 SF	262 SF	Four (4) addl. signs and addl. 132 square feet

The four types of proposed walls signs are:

- (1) “Premier Car Wash” illuminated channel letters– 54 SF
- (2) “Touchless Laserwash” illuminated channel letters – 57 SF
- (3) “Water Swoosh” logo – acrylic, illuminated, 30 SF
- (4) “Water Swoosh” logo – west entrance with “wrapped” art design over entire door – 20SF

## REQUIRED RELIEF

The proposed plans require the following relief:

### *Signage*

1. In accordance with Section 156.123 of the Sign Ordinance, the building would be permitted two wall signs as it fronts two streets (Route 47 and Vine Street). Each street frontage would be allowed one sign and 65 square feet of sign area; therefore, relief will be required to allow four additional wall signs, and 132 additional square feet of sign area.

### Village Board Conceptual Review

The Village Board reviewed conceptual plans for the project on June 11, 2020 and generally gave positive reviews for the project. A comment was provided regarding the proposed six bushes on the north side to be taller than 4 feet. *The petitioner has since improved the landscaping on the north side to include three trees, and several bushes, decorative grasses, and perennials.* Additional questions included whether the building would be painted, and how many vehicles would be stacked. *The petitioner will be power washing and tuck-pointing the building, and has included a stacking plan as an exhibit to this report.*

### Plan Commission Recommendation

The Plan Commission reviewed the petitioner's request on July 13, 2020. One Commissioner suggested the petitioner might want to investigate approval for a temporary off-premise sign at Route 47 and Joan Ave. to assist drivers in locating the Vine Street entrance. With no members of the public offering comments in favor or opposition to the request, the Plan Commission recommended approval of the petition by a vote of 5 to 0, subject to the following conditions:

1. All public improvements and site development must occur in full compliance with the submitted plans and all other applicable Village Municipal Services (Engineering, Public Works, Planning and Building) site design standards, practices and permit requirements.
2. The petitioners will comply with all final engineering revisions to be approved by the Village Engineer and Development Services Department.
3. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
4. The petitioner shall obtain final landscape approval of the Landscape Plan from the Development Services Department.
5. All permanent and seasonal plantings must be replaced immediately upon decline.
6. The lighting fixtures will be required to provide the minimum 2.0 foot-candle average for the parking area and the 0.5 foot-candle maximum at the property line.
7. No building plans or permits are approved as part of the submittal.
8. No sign permits are approved as part of the submittal.

### 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 “*Clean up or redevelop businesses along Route 47 corridor north of Main Street*” as an objective.

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

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

Trustee Piwko asked if they were going to repave the asphalt; Director Nordman stated that it was going

to be repaved.

Mayor Sass suggested that the wall sign on the west side of the building be centered; Mr. Spyrtos stated that it will be and the exhibit presented should have been updated.

There were no other comments or questions.

**A MOTION was made to approve an Ordinance Approving a Special Use Permit for a Car Wash in the “B-3” Shopping Center Business District and Site Plan Review, including any necessary relief, for Premier Car Wash, 10390 Vine Street.**

**MOTION: Trustee Piwko**

**SECOND: Trustee Leopold**

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

**NAYS: None**

**ABSENT: Trustee Kanakaris**

**The motion carried: 5-0-1**

- c) Consideration – An Ordinance Approving an Amendment to the Preliminary Planned Unit Development for Huntley Crossings I and Final Planned Unit Development in Order to Construct a Four-story Hampton Inn Hotel on Lot 2 of the Huntley Crossings Final Plat of Subdivision

Director of Development Services Charles Nordman reviewed a Power Point presentation and reported that the petitioner is proposing to construct a 4-story, 100-room Hampton Inn hotel on Lot 2 of Huntley Crossings I. The site is zoned “B-3” Shopping Center Business district which allows a hotel as a permitted use. The hotel is proposed to be located on the site, which was previously approved in 2007 for a Home Depot store. The estimated project cost is \$11.5 million.

## STAFF ANALYSIS

### *Amending the Preliminary Planned Unit Development*

The Preliminary Planned Unit Development (PUD) for Huntley Crossings Phase I was approved by the Village Board on November 16, 2006 (Ordinance (O)2006-11.104). The Preliminary PUD proposed for Lot 2 (±11.3 acres) to be developed as big box retail (Home Depot). Home Depot later submitted a petition and was approved for Final Planned Unit Development to construct a 104,208 square foot store and associated 28,086 square foot garden center (Ordinance (O)2007-06.30); however, due to the state of the economy Home Depot did not move forward with construction and later sold the property.

The proposed amendment to Huntley Crossings Phase I would modify the Preliminary PUD to allow for construction of a hotel on Lot 2, rather than big box retail as contemplated by the original plan.

### *Final Planned Unit Development*

The petitioner is proposing to construct a 4-story, 100 room Hampton Inn hotel on Lot 2 of the Huntley Crossings Final Plat of Subdivision. The ±63,208 square foot hotel will include an indoor pool, breakfast area for guests and a meeting room capable of seating 34 people.

### *Site Plan*

The proposed site plan for the hotel will occupy approximately 3.7 acres of the ±11.3-acre lot (the petitioner is not proposing to subdivide the property at this time and would return at a later date to subdivide the lot when future users have been identified for the remaining portions of Lot 2). The hotel’s main entrance will face towards Route 47 and parking will be provided on all four sides of the

building.

Access to the site will be provided by extending the existing north/south access road which also serves the outlots along Route 47 and provides access to the Route 47 signalized intersection. Pedestrian access to the site will be provided by extending the sidewalk that currently terminates at Harris Bank. Additional sidewalk connections will be constructed as the remaining outlots are developed, including a connection to the Route 47 multi-use path at the time Lot 4 is developed.

The trash enclosure will be located at the southeast corner of the site and will be constructed of stone veneer to match the building. The enclosure will also include a 16'-0" by 12'-6" storage building that will be clad in stone veneer.

*Parking*

The Zoning Ordinance requires that a hotel provide one parking space per guest room plus 50% of the spaces required for accessory restaurants and/or meeting rooms. The Hampton Inn has 100 guest rooms and a meeting room and breakfast area that will each seat 34 people, therefore requiring 112 parking spaces. In compliance with Zoning Ordinance requirements, the proposed site plan provides 124 parking spaces, including 5 accessible parking spaces. The site plan also provides two spaces for RV/trailer parking, as requested by the Village Board during the concept review. A bicycle rack has also been provided near the main entrance to the hotel.

The following table provides a further summary of the parking requirements.

*Required Parking*

Use	Parking Required	Parking Proposed
Hotel – 100 guest rooms	100 spaces (1 space per guest room)	100 spaces
Breakfast Area – 34 seats	6 spaces (0.3 spaces per seat x 50%)	12 spaces
Meeting Room – 34 seats	6 spaces (0.3 spaces per seat x 50%)	12 spaces
	112 spaces	124 spaces

*Building Elevations*

The proposed 4-story building elevations include the use of stone veneer around the first floor of the building, an architectural wood look panel on portions of the front elevation (west), and five different colors of EIFS on the remainder of the building. The Village’s Commercial Design Guidelines approved as part of the annexation process for Huntley Crossings prohibit the use of EIFS. The building also includes a porte cochere at the main entrance that will have columns clad in stone veneer.

The height of the proposed building is 56 feet / 4-stories, which exceeds the maximum height permitted in the “B-3” Shopping Center Business zoning district. The “B-3” district permits a maximum height of 3 stories / 35 feet. The building will exceed the maximum permitted height by 1 story / 21 feet, therefore, requiring relief to be considered as part of the planned unit development approval.

*Landscaping*

The proposed landscape plan has been prepared in conformance with the Village’s landscape ordinance and Commercial Design Guidelines. The plan includes various species of 3-inch caliper trees around the

perimeter of the site and within the parking lot. Foundation plantings are also provided on all four elevations of the building.

*Site Lighting*

Parking lot lighting will consist of LED pole mounted fixtures that are 25 feet in height. Additional lighting will include wall mounted fixtures on the north, south, and east building elevations and under canopy lighting at the front entrance. The parking lot photometric plan meets the Zoning Ordinance requirement of providing an average minimum illumination of two (2) foot candles. The petitioner will need to add photometric readings at the perimeter of the property in order to verify conformance with maximum foot candles at the property’s perimeter lot lines.

*Signage – Wall*

The proposed wall signage for the hotel consists of three signs that will be mounted at the top of the north, west, and south building elevations. Staff notes, the architectural building elevations also include a wall sign on the rear elevation (east) of the building; however, the Site Signage Plan does not propose a wall sign on the rear elevation.

The Zoning Ordinance permits one wall sign per tenant and limits the sign to the street frontage face of the building. In accordance with the Ordinance, the hotel would be permitted one wall sign by right since it only fronts on Route 47. Relief is required to allow the wall signs to be located on the north and south building elevations and allow 23.53 square feet of additional wall signage.

The following table provides a summary of the proposed wall signage:

Location	# of Signs Proposed	# of Signs Permitted	Sign Area Proposed	Maximum Sign Area Allowed
North Elevation	1	0	79.5	0 sq. ft.
South Elevation	1	0	79.5	0 sq. ft.
West Elevation (front)	1	1	112	247.47 sq. ft.
Total	3	1	271 sq. ft.	247.47 sq. ft.

*Signage – Ground*

The proposed ground sign will be located near the northwest corner of the site, near the entrance to the hotel’s parking lot. The sign will stand 12’-6” in height and positioned so that it faces towards Route 47. The sign face will have an area of approximately 41.76 square feet. The Annexation Agreement for the site requires that ground signs for the Route 47 outlots not exceed six (6) feet in height, but does not provide specific requirements for ground signs on the lots planned for big box retail because the development was to have two shopping center monument signs along Route 47. The monument signs were to stand thirty (30) feet in height and would advertise the big box and in-line retail on the lots without direct frontage on Route 47. Those signs have not been constructed nor is there a plan to construct the signs in the near future.

The base of the ground sign is currently proposed as aluminum which does not comply with the Sign Ordinance or Commercial Design Guidelines. Both documents require the base of the sign to be constructed of brick or stone. Staff recommends the base of the ground sign be clad with the same stone veneer that is used on the building.

*Required Relief*



The proposed plans shall require the following relief to be approved as part of the planned unit development:

1. Section 156.039(C)(5) of the Zoning Ordinance allows a maximum building height of 3 stories / 35 feet in the “B-3” Shopping Center Business zoning district. The proposed height of the hotel is 4 stories / 56 feet, thus requiring relief to be approved as part of the Final Planned Unit Development.
2. Section 156.123 of the Zoning Ordinance, allows one wall sign per tenant or one wall sign per street frontage on corner lots. Section 156.123 also states the total surface area of all wall signs on a building shall not exceed one square foot for each lineal foot of the building frontage. The site has frontage on only Route 47 and the building’s frontage measures 247.47 feet, therefore allowing one wall sign measuring up to 247.47 square feet. Relief is required to allow a total of three wall signs totaling ±271 square feet.

#### Village Board Concept Review

The Village Board discussed the proposed plan on May 28, 2020, and provided the following comments:

1. Provide parking spaces for RV’s and vehicles with trailers. *In response, the petitioner has added two spaces on the north end of the parking lot to accommodate RV’s and larger vehicles.*
2. It was recommended that the use of EIFS be limited on the building.

#### Plan Commission Recommendation

The Plan Commission reviewed the petitioner’s request and conducted the required public hearing on July 13, 2020. An unincorporated Powers Road homeowner expressed concern regarding the height of the building and the potential precedent it would set for future buildings on the Huntley Crossings property. No other residents spoke in opposition or support of the project. At the conclusion of the public hearing the Plan Commission recommended approval of the petition by a vote of 4 to 1 (the commissioner that cast the lone vote against the project expressed concern regarding the height of the building and believed the hotel should be three stories in height), subject to the following conditions:

1. All public improvements and site development must occur in full compliance with the submitted plans (see list of exhibits) and all other applicable Village Municipal Services (Engineering, Public Works, Planning and Building) site design standards, practices and permit requirements.
2. The petitioner will comply with all final engineering revisions to be approved by the Village Engineer and Development Services Department.
3. The Village of Huntley will require adherence to Illinois drainage law and best management practices for stormwater management. The petitioner, its agents and assignees are responsible for not increasing the rate of stormwater runoff and will be required, to the extent practicable, to minimize any increase in runoff volume through “retention” and design of multi-stage outlet structures.
4. The petitioner shall obtain final approval of the Landscape Plan from the Development Services Department.
5. The Espresso Kentucky Coffeetree proposed on the landscape plan shall be replaced with a different species of tree.
6. The base of the ground sign shall be clad in stone veneer to match the building (*the petitioner has agreed to this condition*)
7. All permanent and seasonal plantings must be replaced immediately upon decline.
8. In accordance with the Village’s Commercial Design Guidelines, screens, dormers or other features are required to conceal rooftop mechanical equipment on all sides of the structure if the Development Services Department determines that the parapet walls, as proposed, do not fully screen said equipment.
9. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.

10. No building plans or permits are approved as part of this submittal.

11. No sign permits are approved as part of this submittal.

*Staff recommends the addition of the following condition:*

12. The petitioner is required to request Village Board approval to modify the appearance of the exterior building elevations at any point in the future. This shall include any proposed changes in color or materials that differ from the building elevations approved as part of the Final Planned Unit Development.

#### Financial Impact

On May 28, 2020, the Village Board approved a Business Development Agreement Term Sheet that outlined the parameters for the preparation of a formal agreement. Since that time, a formal Business Development Agreement has been prepared and will be presented for the Village Board's consideration on August 13, 2020.

#### Legal Analysis

The Plan Commission conducted the required public hearing for the petition.

#### 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 "*Secure a commitment for the construction of a hotel*" as an objective.

Director Nordman reported that the petitioner was in attendance to answer questions.

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

Trustee Goldman stated that she loved the plans and that Mr. Patel was bringing a hotel to Huntley but stated that she was not happy that the meeting room would only hold 34 people and asked that he consider including a larger meeting room. Mr. Henry Patel stated that he will look at increasing the size of the meeting room or possibly build one nearby on one of the other parcels that he owns. Mr. Patel also stated that he is hoping to bring a restaurant to the site.

Trustee Leopold asked if Lot 3 was all stormwater; Director Nordman stated that it was all stormwater. Trustee Leopold asked if Lot 4 was the only lot able to be developed; Director Nordman stated that it was the other buildable lot.

Trustee Piwko asked if they would have signage on Route 47. Mr. Patel stated that they will have signage near the top of their building and might possibly put signage on Lot 4 when it is developed.

Trustee Leopold asked about Tollway signage; Mr. Patel stated that they are looking to possibly rent a billboard on the Tollway.

There were no other comments or questions.

**A MOTION was made to approve an Ordinance Approving an Amendment to the Preliminary Planned Unit Development for Huntley Crossings I and Final Planned Unit Development in order to construct a Four-Story Hampton Inn Hotel.**

**MOTION: Trustee Leopold**

**SECOND: Trustee Piwko**

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

**NAYS: None**  
**ABSENT: Trustee Kanakaris**  
**The motion carried: 5-0-1**

- d) Consideration – An Ordinance Amending Section 35.03 of the Huntley Code to Increase the Hotel Accommodations Tax from 5% to 7%

Interim Village Manager Lisa Armour reported that the current Village Code includes a hotel accommodations tax of 5% of the gross rental or leasing charge per room. The tax was put into place in 1996 in anticipation of a future hotel.

Staff Analysis

The Village Board approved a non-binding term sheet with a hotel developer for a Business Development Agreement on May 28, 2020. The term sheet identified incentives that the Village was willing to consider to assist the developer in bringing a hotel to the Village. Rebating a portion of the hotel accommodations tax was included in the term sheet, with the rebate based on a room tax rate of 7%.

Financial Impact

The initial impact of the increased rate will be negligible, as the proposed Business Development Agreement provides for an 85% rebate of the room tax.

Legal Analysis

An amendment to Village Code is required to increase the tax rate.

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

**A MOTION was made to approve an Ordinance Amending Section 35.03 of the Huntley Code to Increase the Hotel Accommodations Tax from 5% to 7%.**

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

- e) Consideration – An Ordinance Authorizing the Approval and Execution of a Business Development Agreement between the Village of Huntley and Woodstock Hotels, Inc. for a Hampton Inn

Interim Village Manager Lisa Armour reported that Woodstock Hotels, Inc., operated by Hetan Patel, intends to spend approximately \$11,500,000.00 to construct a four-story, 100-room Hampton Inn on 3.7 acres of the former Home Depot site at Huntley Crossings Phase I. The project is anticipated to create 22 jobs and serve as a catalyst to attract other businesses in proximity to the hotel.

Staff Analysis

The Business Development Agreement (BDA) provides for the following:

- Rebate of 85% of the Village's share of hotel tax, up to a maximum of \$2,500,000

- Rebate of 85% of the Village’s portion of the property tax once fully assessed, up to a maximum of \$150,000
- Maximum rebate period of 15 years, or a total amount rebated of \$2,650,000
- Hotel to open for occupancy by December 31, 2021; if not, the Business Development Agreement may be terminated, but the Village Board would have the option to extend the date if warranted
- Any changes to the hotel brand during the agreement time period would require prior approval of the Village Board; this is to ensure that the quality of the project remains at the initial standard approved by the Board
- Any major changes to the development plans would require approval by the Village Board

Financial Impact

Hotel tax revenue is projected to generate \$50,000 in the first year of occupancy and increase annually as occupancy rates increase to a projected level of \$195,000 by year nine. The Village would receive 15% of this revenue (\$7,500 the first year; \$29,250 by year nine). The estimated property tax for the Village for the first full year of assessment is approximately \$6,000. The Village would receive 15% of this revenue (\$900).

Legal Analysis

The agreement has been prepared by Village legal counsel.

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 “*Secure a commitment for the construction of a hotel*” as an objective.

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

Trustee Leopold noted that the agreement was everything that was already agreed upon. There were no other comments or questions.

**A MOTION was made to approve an Ordinance Authorizing the Approval and Execution of a Business Development Agreement between the Village of Huntley and Woodstock Hotels, Inc. for a Hampton Inn.**

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

- f) Concept Review – Proposed Amendment to the Annexation Agreement for Cider Grove to allow a Revised Site Plan and Home Product for the Remaining Phases of the Subdivision

Director of Development Services Charles Nordman reviewed a Power Point presentation and reported that the Cider Grove subdivision was annexed by the Village in 2005 and is subject to an Annexation Agreement (Ordinance (O)2005-01.09) which provides development parameters for the 162-acre property. The Annexation Agreement approved a total 290 units/lots of which 152 were constructed by 07.23.20 VB Meeting

Town and Country Homes/K. Hovnanian Homes in Phase I of the development, leaving 138 units/lots to be developed in later phases. The minimum lot size was 12,600 square feet and homes sizes originally approved in Phase I ranged from 2,396 – 4,321 square feet.

Staff Analysis

DR Horton is proposing to develop the remaining phases of the Cider Grove subdivision with a mix of traditional and age-targeted single-family homes. The remaining ±79.5 acres was approved for 138 lots/units and DR Horton is proposing to amend the Annexation Agreement to construct 197 homes. They are also requesting to reduce the minimum lot size from 12,600 square feet to 8,450 square feet; however, a minimum lot size of 10,800 square feet would be maintained adjacent to the existing portion of the Cider Grove subdivision to create a transition between lot sizes. DR Horton intends to transition from 10,800 square foot lots at the southwest corner of the property to 8,450 square foot lots as they move north to where the site abuts the Heritage subdivision which has a minimum lot size of 8,400 square feet. The modification to the plan also proposes to reduce the park site from 8.28 acres to 2 acres. DR Horton has begun initial discussions with the Huntley Park District regarding the dedication of the proposed park site and a cash fee in lieu of dedicating the remaining acreage.

Home sizes for the traditional single-family product range from 1,942 to 2,600 square feet (the 1,942 square foot plan is a single-story ranch model that has a 3-car garage standard). The age-targeted “Freedom” product ranges from 1,664 to 2,162 square feet (all age-targeted homes are single-story ranch homes). The following is a summary of the proposed homes for each product type:

<i>Age-Targeted “Freedom” Homes</i>			<i>Traditional Single-Family Homes</i>		
<u>Model</u>	<u>Square Feet</u>	<u>Bedrooms</u>	<u>Model</u>	<u>Square</u>	<u>Feet</u>
		<u>Bedrooms</u>			
Arlington	1,664	2	Madison (ranch)	1,942	4
Bristol	1,748	2	Bellamy	2,051	4
Clifton	1,865	2	Pendleton	2,155	3
Dover	1,958	3	Holcombe	2,356	4
Bedford	2,162	3	Bridgestone	2,550	4
			Henley	2,600	4

*\*DR Horton is proposing to construct homes on slabs, partial basements, and full basements as an option.*

The concept plan by DR Horton will require an amendment to the Annexation Agreement. In amending the Annexation Agreement DR Horton will, most notably, be requesting to increase the number of lots/units from 138 to 197 (an increase of 59 lots/units), reduce the lot size from 12,600 square feet to 10,800 square feet for the southwestern most lots, and 8,450 square feet for the northern lots. The following table provides a summary of the key points of the Annexation Agreement and the modifications that are proposed by DR Horton for the remaining portion of Cider Grove:

	<u>Annexation Agreement</u>	<u>Proposed Modification</u>
# of Lots	138 lots	197 lots
Lot Area	12,600 square feet	10,800 square feet and 8,450 square feet
Home Sizes	2,396 - 4,321 square feet	Age-Targeted: 1,664 – 2,162 square feet Traditional SF: 1,942 – 2,600 square feet
Park Size	8.28 acres and financial contribution	2 acres and financial contribution

Financial Impact

DR Horton is requesting to modify the impact and transition fees that are specifically identified in the Annexation Agreement to be in-line with the fees that are paid by Lennar for the Talamore Subdivision.

#### Legal Analysis

The proposed modifications to the Annexation Agreement shall require a public hearing to be held by the Village Board. The preliminary/final plats of subdivision and preliminary/final planned unit development shall require a public hearing by the Plan Commission.

#### 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.

#### 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.

Director Nordman reported that representatives of the petition were in attendance to answer questions.

Mayor Sass asked if the petitioner would like to make a statement before questions from the Board. Mr. Peter Bazos, DR Horton Attorney, stated that the Village Board allowed the builders of Talamore to readjust their original plans to build what today’s home buyers are looking for now. Mr. Bazos stated that with regards to the on-site park that there is a path connecting Cider Grove to the large park in Heritage of Huntley subdivision.

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

Trustee Piwko stated that Cider Grove needs an active park and he would not support the reduction in size of the park that was originally approved. Trustee Piwko stated that he was ok to match the size of the adjacent lots but that the lots on the east end of the development need to be larger as 8,450 is too small. Trustee Piwko suggested a compromise of 10,800 as the smallest lot size.

Trustee Leopold stated that he would like the subdivision to be completed with new homes but that the developer needs to take into consideration the public comments made at the beginning of the meeting.

Trustee Leopold asked about the two HOAs. Danielle Dash, DR Horton Land Acquisition Manager stated that the HOA is currently run by a company but that when Phase 2 and 3 are complete, the Phase 1 HOA could be turned over to those residents. Mayor Sass stated that there should only be one (1) HOA for Cider Grove. Mr. Bazos stated that as soon as Phase 2 and 3 are taken over that the HOA will immediately be turned over to the homeowners. Trustee Leopold stated that he wants to see the contract with the current HOA company and he wants to see a formal agreement with the current homeowners.

Trustee Goldman asked what it meant as an age targeted range; Ms. Dash stated that it was geared to the 55+ age population but not restricted. Ms. Dash stated that the HOA dues for the age-targeted homes will be higher as they will be maintenance free homes with the landscaping being done. Trustee

Goldman stated that she cannot see 40 year olds living next to 60 year olds and noting that the homes are too small even for older people. Trustee Goldman asked if a 3-car garage is added to the smaller homes will it take away from the size of those homes; Ms. Dash stated that the home size would stay the same. Trustee Goldman stated that there are too many houses planned into the size of the area. Trustee Goldman also stated that the lack of the park troubles her; and, Trustee Goldman requested clearer plans.

Ms. Dash noted the 35 larger lots adjacent to the current homes and also noted that the northeast section of the plan is set out to be flexible to follow the market.

Trustee Westberg asked if there was wiggle room regarding the park. Ms. Dash stated that they met with Executive Director of the Park District, Thom Palmer about better connecting the path to Tures Park.

Trustee Hoeft stated that the proposed does not follow what is typically a DR Horton product and that he wants nothing less and .25 acre lots. Trustee Hoeft stated that he is not in favor of the plan as proposed.

Trustee Goldman stated that she also is not in favor of the plan.

Trustee Piwko asked if the Units 2 & 3 residents would use the club house. Ms. Dash stated that residents in Units 2 & 3 could cost share with Phase 1 homeowners and also use the club house.

Mayor Sass asked what will be on the 2-acre park site. Ms. Dash stated that Mr. Palmer talked about it having passive space with possible benches, bocce ball and/or pickle ball. Ms. Dash stated that they are open to what the Park District would want.

Mayor Sass stated that he is not supportive of a 2-acre park site and that the community is in desperate need of ball fields.

Mayor Sass stated that he would consider slab foundations only in the age-targeted section of the development.

Ms. Dash stated that she appreciated the Village Board's feedback.

There were no other comments or questions.

***No action was required as the Village Board was 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.***

- g) Consideration – An Ordinance Accepting a Bond Notification for, and Confirming the sale of, \$6,215,000 General Obligation Bonds, Series 2020, of the Village of Huntley, McHenry and Kane Counties, Illinois

Director of Finance Cathy Haley reported that on June 11, 2020 the Village Board adopted an Ordinance authorizing the issuance of, and providing financing guidelines for Bernardi Securities, Inc., in connection with, the issuance of not to exceed \$7,200,000 of General Obligation Bonds of the Village to refund outstanding debt and finance capital improvements (refinancing maximum existing debt of

\$5,600,000 and issuing maximum new debt of \$1,600,000).

### Staff Analysis

The Village sold bonds on Wednesday July 15, 2020 within the limits set forth in the Bond Parameters Ordinance from June 11, 2020. The Bond Parameters Ordinance requires that the Board be advised of the sale of the Bond Notification attached hereto as Exhibit A.

### Financial Impact

The final sale compared to the estimates on May 29, 2020 have resulted in several positive factors. The rate on the 2015 refunding and the \$1.5 million of new money is 1.87% compared to 2.59%, and the rate on the 2017 refunding is 1.39% compared to 2.13%. The Village's "AA+" rating has helped significantly and rates have also come down since the end of May. These two factors are saving the Village an additional \$499,594 from the numbers that were estimated on May 29<sup>th</sup>. The savings come from reduced interest costs on the 2017 refunding and the new debt, and reduced costs associated with the extension of the 2015 debt to 2037 to coincide with the end of the TIF.

### Legal Analysis

The ordinance was prepared by the Village's bond counsel, Chapman and Cutler LLP.

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

Trustee Leopold clarified that the Village was doing this to refinance existing debt and save money.

There were no other comments or questions.

**A MOTION was made to approve an Ordinance Accepting a Bond Notification for, and Confirming the sale of, \$6,215,000 General Obligation Bonds, Series 2020, of the Village of Huntley, McHenry and Kane Counties, Illinois.**

**MOTION: Trustee Piwko**

**SECOND: Trustee Goldman**

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

**NAYS: None**

**ABSENT: Trustee Kanakaris**

**The motion carried: 5-0-1**

- h) Consideration – A Resolution Approving a Temporary Use Permit for Walmart Store #4641, 12300 Route 47, to Hold a Drive-In Movie Event, August 21-22, 2020

Director of Development Services Charles Nordman reviewed a Power Point presentation and reported that the Huntley Walmart Store is seeking approval to hold a drive-in movie event in the Walmart parking lot on August 21<sup>st</sup> and 22<sup>nd</sup> from 7:30 pm-9:30 pm. The drive-in event is by invite only to Walmart employees and those guests who sign up online. Walmart has chosen 160 locations across the country to conduct this drive-in movie event. Walmart is partnering with Tribeca Enterprises to program the films. The movie to be shown has not been chosen yet, but will be family friendly.

Walmart proposes to hold the event in the northwest corner of the Walmart parking lot (in the same general area of previous held Rotary carnival events). It is estimated 75 cars will be in attendance each night, with a minimum of 8-foot space (staggered) to provide optimal viewing of the Mobile LED Screen (33'Wx19'H). Wayfinding signage will be placed around the perimeter to direct guests to proper



entry, and greeters and security will be on site to direct traffic flow.

In addition, the special event plan includes the following elements:

- 53' Trailer with viewing screen for movie
- Sound via radio frequency inside vehicles
- Two (2) 10 x 10 tents to check vehicles in as they arrive and hand out pre-packaged snack boxes
- Direction signage
- Pre-packaged snack boxes (1 per vehicle) – no open food or onsite prep
- Barricade or rope and stanchion
- Brand ambassadors
- Security (including overnight)

The third-party agency, Momentum Worldwide (Momentum NA, Inc.) will be onsite managing the activation and will begin set-up one day prior to the event. Tear down will begin immediately after the event on the second evening.

#### Staff Analysis

Outdoor Special Events are allowed as a Temporary Use, provided: 1) 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; 2) limited to a period not to exceed five (5) days; and 3) adequate fire extinguishers, refuse containers and cleanup of the site upon termination of the event.

Staff recommends the following condition should the Village approve temporary use permit:

1. The event shall be held in accordance with the approved site plan. Any proposed changes to the approved plan shall require Village approval.

#### Financial Impact

The petitioner is required to pay a \$75 temporary use permit fee prior to the event.

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

Trustee Goldman asked who is providing security for the event; Director Nordman stated Walmart will provide security.

Trustee Westberg was concerned that the screen would be facing west. Trustee Piwko stated that the screen should be facing south.

Trustee Leopold asked what type of movie they would be showing; Director Nordman stated that they will be showing a family friendly movie.

There were no other comments or questions.

***A MOTION was made to approve a Resolution Approving a Temporary Use Permit for Walmart Store #4641, 12300 Route 47, to hold a Drive-In Movie Event on August 21-22, 2020.***

**MOTION: Trustee Westberg**

**SECOND: Trustee Piwko**

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

**NAYS: None**

**ABSENT: Trustee Kanakaris**

**The motion carried: 5-0-1**

- i) Consideration – A Resolution Authorizing the Bid Award to MG Mechanical Service, Inc. for the Public Works Facility RTU Heating and Cooling System Replacement in the amount of \$21,000.00

Director of Public Works and Engineering Timothy Farrell reported that the two roof top units (RTU) for heating and cooling at the Public Works Facility, 11000 Bakley Street, have come to the end of their useful life. On Thursday, June 25, 2020 the Village received bids from eight contractors for the Public Works Facility RTU Heating and Cooling System Replacement. The bid results are summarized below.

COMPANY	BID AMOUNT
MG MECHANICAL; WOODSTOCK, IL	\$21,000.00
TESSENDORF MECHANICAL SERVICES; GILBERTS, IL	\$22,192.00
SHERMAN MECHANICAL; CARY, IL	\$23,729.00
ALTHOFF INDUSTRIES; CRYSTAL LAKE, IL	\$24,411.00
OAKBROOK MECHANICAL SERVICES; ELMHURST, IL	\$24,490.00
MECHANICAL, INC; WESTMONT, IL	\$24,700.00
AMBER MECHANICAL; ALSIP, IL	\$35,780.00
F.E. MORAN; NORTHBROOK, IL	\$42,000.00

Staff Analysis

The bids have been reviewed by Public Works and Engineering Department staff. All is in order to award the bid to MG Mechanical Service, Inc. in the amount of \$21,000.00 for the Public Works Facility RTU Heating and Cooling System Replacement.

Financial Impact

The FY20 budget for this project is \$30,000.00. The amount is budgeted in the Facilities and Grounds Maintenance Fund 410-00-00-8003

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

Trustee Hoeft asked if the whole shop has A/C; Director Farrell stated that it’s just the administration area.

There were no other comments or questions.

**A MOTION was made to approve a Resolution Authorizing a Bid Award to MG Mechanical Service, Inc. in the amount of \$21,000.00 for the Public Works Facility RTU Heating and Cooling System Replacement.**

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

- j) Consideration – A Resolution Authorizing the Bid Award to McDermaid Roofing and Insulating Co. for the Public Works Facility EPDM Flat Roof Replacement in the amount of \$25,220.00

Director of Public Works and Engineering Timothy Farrell reported that the flat roof at the Public Works Facility, 11000 Bakley Street, has come to the end of its useful life. The roof has had several patches over the 20 years since it was installed. Wind storms in 2019 caused some areas to pull loose from the deck requiring a professional technician to perform the necessary repairs.

On Thursday, June 25, 2020 the Village received bids from four contractors for the Public Works Facility EPDM Flat Roof Replacement. The bid results follow:

COMPANY	BID AMOUNT
MCDERMAID ROOFING; ROCKFORD, IL	\$25,220.00
NIR ROOF CARE; HUNTLEY, IL	\$29,787.00
ANTHONY ROOFING; AURORA, IL	\$37,150.00
COMBINED ROOFING; WEST CHICAGO, IL	\$57,000.00

Staff Analysis

The bids have been reviewed by Public Works and Engineering Department staff. All is in order to award the bid to McDermaid Roofing and Insulating Co. in the amount of \$25,220.00 for the Public Works Facility EPDM Flat Roof Replacement.

Financial Impact

The FY20 budget for this project is \$30,000.00. The amount is budgeted in the Facilities and Grounds Maintenance Fund 410-00-00-8003

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

**A MOTION was made to approve a Resolution Authorizing a Bid Award to McDermaid Roofing and Insulating Co. in the amount of \$25,220.00 for the Public Works Facility EPDM Flat Roof Replacement.**

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

- k) Consideration – Approval of Payout Request No. 1 (Final) to Hastings Asphalt Services, Inc. for the 2020 Crack & Pavement Sealing Program in the Amount of \$48,920.00

Director of Public Works and Engineering Timothy Farrell reported that on Thursday, March 21, 2019 the Village received bids from three (3) contractors for the 2019 Crack & Pavement Sealing Program.

The bid documents required a Base Bid for each of three consecutive years beginning in 2019. The Total Base Bid Year 1 was based off unit pricing and estimated quantities in Sun City NH 4. Renewal each year would be subject to Village Board approval.

On April 25, 2019, the Village Board approved a resolution awarding a contract to Hastings Asphalt Services, Inc. for the Crack & Pavement Sealing Program in Sun City NH 4. However, the Sun City NH 4 program area was moved to FY2020 due to the roadway temperatures being too cold for application.

Hastings Asphalt Services, Inc. has submitted the first and final payout request for the 2020 Crack & Pavement Sealing Program and supporting invoice waiver, and certified payroll. Village staff has reviewed the request and all is in order for approval of payout request No. 1 and Final.

Staff Analysis

Pay Request	Total Completed Work	Retention	Previous Payments	Amount Requested
#1	\$48,920.00	0.00	\$0.00	\$48,920.00

Financial Impact

The FY20 budget for this program is \$75,000.00. The amount is budgeted in the Streets Improvement and Roads & Bridges Fund, 420-00-00-8001.

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 Hastings Asphalt Services, Inc. in the amount of \$48,920.00 for the work completed under the 2020 Crack & Pavement Sealing Program.**

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

- l) Consideration – Approval of Payout Request No. 1 (Final) to J.A. Johnson Paving Company for the 2020 Edge Mill & Overlay Program in the Amount of \$146,778.12

Director of Public Works and Engineering Timothy Farrell reported that on May 9, 2019, the Village of Cary received bids from four contractors for the Municipal Partnering Initiative (MPI) Pavement Patching Program. The MPI is a municipality-based buying initiative where agencies join forces to procure a wide range of public services in an effort to tap economies of scale. The Village of Cary was the lead MPI agency for this project and prepared the necessary contract bid documents. The four participating agencies included the Village of Huntley, Village of Cary, City of Crystal Lake, and the City of Woodstock. The municipalities reserved the right to renew this contract for up to two additional one-year periods with 2020 being the second year.

On April 9, 2020, the Village Board approved a resolution awarding a contract extension to J.A. Johnson Paving Company for the Edge Mill & Overlay Program in Sun City NH 12.

J.A. Johnson Paving Company has submitted the first and final payout request for the 2020 Edge Mill & Overlay Program including supporting invoice, waiver, and certified payroll. Village staff has reviewed the request and all is in order for approval of payout request No. 1 and Final.

Staff Analysis

Pay Request	Total Completed Work	Retention	Previous Payments	Amount Requested
#1	\$146,778.12	0.00	\$0.00	\$146,778.12

Financial Impact

The FY20 Budget includes \$200,000 in the Streets Improvement and Roads & Bridges Fund, 420-00-00-8001.

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 and Final to J.A. Johnson Paving Company in the amount of \$146,778.12 for the work completed under the 2020 Edge Mill & Overlay Program.**

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

**VILLAGE ATTORNEY’S REPORT:** None

**INTERIM VILLAGE MANAGER’S REPORT:**

Trustee Leopold asked about Cold Springs edge mill work. Director Farrell stated that the work needed to be done on Cold Springs should be a full grind and overlay and it expected to take place in two (2) to three (3) years.

Trustee Goldman complimented Director Haley on the Popular Annual Financial Report (PAFR) which was distributed to the Village Board prior to the meeting.

**VILLAGE PRESIDENT’S REPORT:** None

**UNFINISHED BUSINESS:** None

**NEW BUSINESS:** None

Mayor Sass informed the public that no action will be taken after Executive Session and asked that the public and unessential staff leave the Board Room so social distancing can be maintained as they have Executive Session.

**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

**A MOTION was made at 8:46 p.m. to Enter into Executive Session for a) Probable or Imminent Litigation and Pending Litigation.**

**MOTION: Trustee Leopold**

**SECOND: Trustee Westberg**

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

**A MOTION was made at 8:56 p.m. to Exit Executive Session.**

**MOTION: Trustee Leopold**

**SECOND: Trustee Goldman**

**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 8:57 p.m.**

**MOTION: Trustee Piwko**

**SECOND: Trustee Westberg**

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

Respectfully submitted,

Barbara Read  
Recording Secretary