

**VILLAGE OF HUNTLEY  
VILLAGE BOARD  
March 11, 2021  
MEETING MINUTES**

**CALL TO ORDER:**

A meeting of the Village Board of the Village of Huntley was called to order on Thursday, March 11, 2021 at 7:00 p.m. in the Municipal Complex, Village Board Room, 10987 Main St., Huntley, Illinois 60142.

**ATTENDANCE:**

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

**ABSENT:** None

**IN ATTENDANCE:** Village Manager David Johnson, Deputy Village Manager Lisa Armour, Management Assistant Barbara Read, Director of Development Services Charles Nordman, Director of Public Works and Engineering, Special Counsel Betsy Alford-Gates, Project Engineer Project Engineer Scott Hajek, Development Manager Margo Griffin, and Village Attorney John Cowlin.

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

**PUBLIC COMMENTS:**

Mayor Sass announced that these are for general comments and not those to be heard during the Public Hearing. There were no public comments.

**PUBLIC HEARING:**

- a) Annexation of 261+/- acres adjacent to the north boundary of Freeman Road and immediately east of and adjacent to the Village Green Commercial Subdivision and Weber-Stephen Products Manufacturing Facility

Mayor Sass stated that as this is a proposed annexation agreement it requires a public hearing before the Village Board, I will request a motion and a second from a member of the Village Board to open the public hearing.

**A MOTION was made to Open the Public Hearing at 7:02 p.m.**

**MOTION:** Trustee Leopold

**SECOND:** Trustee Goldman

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

**NAYS:** None

**ABSENT:** None

**The motion carried: 6-0-0**

Mayor Sass announced that at this time, he will swear in anyone wishing to be heard regarding the proposed annexation agreement and asked all those wishing to be heard to please stand up to be sworn in and that it includes any members of the public that wish to speak.

Mayor Sass stated: “As this is an official hearing before the Huntley Village Board, you will be sworn in, under oath, and this proceeding will serve as official testimony.” Mayor Sass asked if everyone understood.

All those wishing to make a public comment or speak stood.

Mayor Sass asked: “Do you swear that you will tell the truth, the whole truth and nothing but the truth, so help you God?” Those who stood, replied. Mayor Sass thanked them and asked them to be seated.

Village Manager David Johnson reviewed a Power Point presentation and reported:

Consideration – Annexation and Development of an Approximately 261± Acre Parcel of Real Estate Commonly Known as 41W368 Freeman Road (the “Property”), Including:

- i. A Resolution Authorizing the Execution of an Annexation Agreement regarding approximately 261+/- acres adjacent to the north boundary of Freeman Road and immediately east of and adjacent to the Village Green Commercial Subdivision and Weber-Stephen Products Manufacturing Facility with Venture One Acquisitions, LLC an Illinois limited liability company and 92131, LLC, a Florida limited liability company
- ii. Consideration - An Ordinance Annexing 261+/- acres adjacent to the north boundary of Freeman Road and immediately east of and adjacent to the Village Green Commercial Subdivision and Weber-Stephen Products Manufacturing Facility to the Village of Huntley Kane and McHenry Counties
- iii. An Ordinance Amending the Village of Huntley Comprehensive Plan, I-90/IL 47 Gateway Subarea Plan to identify the Property as appropriate for light industrial and warehouse/distribution development
- iv. An Ordinance Amending the Huntley Zoning Ordinance, including amendments relating to creation of a new ORI-1 Specialty Office/Research/Industrial zoning district and standards for land use and planned unit developments within the ORI-1 district
- v. An Ordinance Approving a Zoning Map Amendment Upon Annexation of 261+/- acres adjacent to the north boundary of Freeman Road and immediately east of and adjacent to the Village Green Commercial Subdivision and Weber-Stephen Products Manufacturing Facility from “F” Farming in Kane County to “ORI-1, PUD” Specialty Office/Research/Industrial Planned Unit Development, Granting a Special Use Permit for a Planned Unit Development (PUD) and Other Specials Uses in the ORI-1 District, Granting Combined Preliminary and Final PUD and Subdivision Approvals, and Approving Final PUD Plans Detailed Design and Development Standards for a Phased Warehouse/Distribution/Light Industrial PUD

#### Annexation and Annexation Agreement

Key points and public improvements addressed in the proposed annexation agreement are as follows:

- No request for incentives
- Provides process for adoption of new Zoning District, rezoning, and approval of special use and PUD Ordinance that establishes approval process for Phase One and Phase Two
- Capital Development Acreage Fee - \$2,700 per gross acre - total of \$704,700 payable to the Village for future infrastructure improvements

- The developer will contribute \$500,000 for sanitary sewer conveyance capital infrastructure in connection with the second development phase (water and sewer tap-on fees waived)
- Contribution for Entryway Signage on Freeman Road - \$25,000
- Resurfacing of approximately 900' of Freeman Road from the western end of the property east to the point where previous improvements for the Weber project ended at a cost of approximately \$125,000
- New public Access Road (Venture Court) built to public roadway standards and dedicated to the Village, with access point at existing signalized access point at Factory Shops Boulevard
- Second signalized intersection at eastern access point that aligns with Weber Drive Requirements for additional berming, landscaping, and sound barriers along the eastern side of the property to enhance screening from adjacent residential neighborhood
- Annexation to the Huntley Park District

### Financial Impact

Venture One's proposed site development and prospective tenant operations will create both direct and indirect economic benefits to the local economy. The project investment is approximately \$100 million. The most significant direct impact on the local economy will be the anticipated addition of approximately 1,000 new jobs. The project includes an office component of 80-100 jobs within 40,000+/- square feet. The estimated total property tax is approximately \$800,000 for the Phase One project. The Village would receive approximately \$50,000 annually.

Director of Development Services Charles Nordman continued reviewing the Power Point presentation and reporting:

### Development Summary

- Develop the southern 152 acres with a building of approximately 629,186 square feet for a distribution center with an office component (approximately 44,186 square feet) and up to 1,000 jobs, for an investment of approximately \$100 million.
- The end user would operate as a Receive Center, which accepts bulk inventory and allocates it to fulfillment centers throughout the region.
- They want to be fully operational in the building by the second quarter of 2022.

### Comprehensive Plan Amendment

- While the Gateway Subarea Plan of the Comprehensive Plan identifies similar uses, the plan is proposed to be amended to better reflect the proposed uses for the property.
- The amendment to the I-90/IL 47 Gateway Plan would identify the property for Light Industrial.
- It is currently shown as Business Park and Flex Space. The current designation states that appropriate land use activities within these areas include light manufacturing and production of specific types of goods, office-industrial flex spaces, especially those involving innovative technologies and health-care related offices and suppliers, home and corporate offices, including larger campuses, general offices and call centers, and research and development laboratories and testing facilities.
- The petitioners are requesting to amend the I-90/IL 47 Gateway Subarea Plan to designate the subject site as Light Industrial. As revised, appropriate land use activities within Light Industrial Areas include:
  - Light manufacturing and mass production of specific types of goods
  - Warehousing, shipping and distribution facilities that provide for the storage, shipping,

- and coordination of materials and goods, including finished products from local manufacturing (~~excluding cross-dock operations~~)
- Corporate/general offices, including larger campuses

#### Text Amendments to the Huntley Zoning Ordinance

- A new zoning district, (ORI-1) Specialty Office/Research/Light Industrial is proposed for the property.
- The ORI-1 District is intended to provide for the development of larger-scale light industrial, warehouse/distribution, light manufacturing, office, research, and other compatible uses in locations that are proximate to the I-90/IL47 interchange.
- The existing ORI Office/Research/Industrial-Light Manufacturing District allows a greater range of office, research, and light industrial uses that are permitted on smaller sites and in conjunction with complementary commercial and retail uses.

#### *Special Uses*

- (1) Office/Industrial-Light Manufacturing/Warehouse and Distribution Uses:
  - a) Data processing and computer center, including service and maintenance
  - b) Direct selling establishments, where products are stored and distributed
  - c) Storage and distribution of bulk commodities
  - d) Wholesale, warehousing, and distribution of all kinds, including cross-dock facilities
  - e) Cartage, express and parcel delivery
  - f) Transit and transportation facilities
  - g) Food processing and handling
  - h) Industrial firms involved in the fabrication, processing, production, and/or manufacturing of materials, goods or products
  - i) Printing and publishing
  - j) Product research and development firms involved in servicing, packaging, cleaning, repair or storage of materials, goods or products
  - k) Food and/or beverage manufacturing, packaging and processing
  - l) Assembly firms
  - m) Medical laboratories
- (2) Public utility and service uses, including but not limited to:
  - a) Towers and antennas for commercial radio-, television- and telephone-transmitting, receiving or relay stations; and
- (3) Planned Unit Developments (PUD) in accordance with the applicable provisions of the Zoning Ordinance, including Subsection 156.047(J).
- (4) Accessory uses, buildings, and structures that are necessary and customarily incidental and subordinate to an approved special use and that are operated in strict compliance with the applicable special use permit.

#### Proposed ORI-1 District

- The ORI-1 District is designed and intended to be mapped in the area generally lying east of IL Route 47 and north of Freeman Road and only on properties with direct vehicular access to Freeman Road. The minimum size for the district is 250 acres and the minimum lot size is 10 acres.

- The proposed front, rear, and side yard building setbacks are the same as those found in the ORI district; however, the residential building setback has been greatly increased from that required in the ORI district.
- The ORI district requires a 100 foot building setback from residential and the ORI-1 district is proposed to require a 350 foot building setback.
- Similarly, the ORI-1 parking setback of 200 feet is proposed to be double that of the 100 feet required in the ORI zoning district.
  - The maximum building height in the ORI-1 District is 45 feet; however, principal structures in excess of 45 feet, but not exceeding 100 feet, in height may be authorized within a planned unit development provided that the building is set back from the perimeter of the lot on which it is located by an additional: (i) two feet horizontally for every one foot of building height over 45 feet and up to 80 feet, plus (ii) five feet horizontally for every one foot of building height over 80 feet and up to 100 feet.
- This would require a 100-foot-tall building to be setback a minimum of ~~460~~ 520 feet from residential (all required setbacks would be increased by ~~140~~ 170 feet).

#### Proposed ORI-1 Setbacks

The following is a comparison of the required setbacks in the existing ORI zoning district and those proposed in the new ORI-1 district proposed for the subject site.

<i>Building Setbacks</i>	<u>ORI</u>	<u>Proposed ORI-1</u>
Front & Corner Side	35 ft.	35 ft.
Rear	15 ft.	15 ft.
Minimum Side Yard	15 ft.	15 ft.
From Residential	100 ft.	350 ft.

\* Principal structures in excess of 45 feet, but not exceeding 100 feet, in height may be authorized within a planned unit development in the ORI-1 District provided that the building is set back from the perimeter of the lot on which it is located by an additional two feet horizontally for every one foot of building height over 45 feet.

<i>Parking Setbacks</i>	<u>ORI</u>	<u>Proposed ORI-1</u>
Front & Corner Side	25 ft.	35 ft.
Rear	10 ft.	10 ft.
Minimum Side	10 ft.	10 ft.
From Residential	100 ft.	200 ft.

#### Amendments to the Huntley Zoning Map

- Section 156.022 of the Village’s Zoning Ordinance states that any land annexed to the Village shall be classified in the RE-1 Residential Estate District except as may be provided for by an annexation agreement.
- The proposed annexation agreement provides for the immediate rezoning of the property upon annexation to ORI-1 Specialty Office/Research/Light Industrial, and the public hearing includes review of this proposed classification.

#### Special Use Permit for Preliminary/Final Planned Unit Development

- Because the ORI-1 District is intended to accommodate larger-scale developments that require thoughtful and imaginative planning, unified design, and effective buffering, all lands zoned in the ORI-1 District must be developed as a planned unit development (PUD).

- The proposed amendment would also allow the Village Board to waive or modify the general preliminary and/or final PUD application requirements; however, the Village Board cannot waive, modify, or alter the public notice, public hearing, or public meeting procedures required for the review of a PUD.
- To the extent that the Village Board may waive or modify requirements for the submission of site design and technical plans in connection with a final PUD approval, then the ordinance granting final PUD approval shall include detailed design standards for the PUD and procedures for subsequent administrative approval of final technical plans and development permits.
- Such administrative approvals shall be authorized only subject to strict conformity with the Board-approved detailed design standards and procedures as set forth in the final PUD ordinance, and any deviation therefrom shall be deemed a major modification to the final PUD that requires Village Board approval.

#### Lot 1 - Site Plan

- Venture One is proposing to immediately construct a ±629,186 square foot warehouse/distribution (Receive Center) building on the southernmost lot, fronting Freeman Road, for a specific user that has yet to be named.
- The site will also include 1,046 parking spaces for employees to the south of the building and 720 semi-trailer parking spaces to the east and west of the building.
- The semi-trailer parking would be located within a secured fenced area.
- The existing wetlands and proposed stormwater detention will be located on the east side of the site where they will create a buffer of approximately 760 feet from the unincorporated residential to the east.

#### Lot 1 – Stormwater Management

- The existing drainage pattern across the property flows from east to west to the southwest and northwest corners of the overall property.
- The neighboring unincorporated subdivision to the east drains into the subject property in multiple locations through the existing wetlands and low areas.
- The overall proposed stormwater management of the site includes eight detention basins that will collect and then direct the runoff from the site to the southwest to a pipe under Freeman Road and to the northwest to a storm sewer, which bypasses the Weber manufacturing plant on Oak Creek Parkway.
- The detention basins will be planted with native and wetland vegetation to provide additional water quality benefits.
- The stormwater management plan has been reviewed by the Village's in-house engineering staff as well as the Village's engineering consultant, Christopher B. Burke Engineering.
- The development of the site will be in compliance with the Kane County Stormwater Ordinance and Illinois Drainage Law.
- The plan proposes to protect the two larger wetland areas and maintain the vegetation, hydrology and habitat within these areas.
- These wetland areas will continue to provide a natural buffer to the residential subdivision and maintain the existing drainage onto the site.
- As part of the proposed project, a long-term plan will be developed to establish a schedule for the required maintenance of all components of the stormwater management.
- The stormwater management plan has been reviewed by the Village's in-house engineering staff as well as the Village's engineering consultant, Christopher B. Burke Engineering.
- The development of the site will be in compliance with the Kane County Stormwater Ordinance

and Illinois Drainage Law.

Building Elevations were reviewed.

A rendering showing the view from Freeman Road was reviewed.

#### Lot 1 – Landscaping

- The proposed landscaping has been designed to substantially conform to the Village’s landscape ordinance and the proposed design standards.
- The plan includes the required parking lot landscaping within the employee parking lot and foundation plantings across the south elevation of the building.
- Perimeter landscaping which includes shade trees, evergreen trees, and deciduous and evergreen shrubs are in accordance with requirements of the proposed design standards.
- Landscaping and screening intended to screen the truck court from the residential property to the east and Freeman Road consists of a variety of evergreen trees and a twelve-foot-tall sound wall along the eastern edge of the truck court.
- The sound wall will extend the full length (north to south) of the truck court.
- An earthen berm is proposed along the frontage of Freeman Road which will include a combination of shade and evergreen trees in addition to shrubs.

Renderings showing the views from the South and the North were reviewed.

#### Traffic Study

- Access to the Property is proposed to be provided off of Freeman Road via three access points.
- The petitioner’s traffic study is based on the proposed Receive Center on Lot 1 and assumes two additional buildings totaling approximately 1.7 million square feet on the Northern Parcel, which would operate as storage and distribution facilities (the site plan within the traffic study was not revised to reflect the revised setbacks).
- The study also considers the future development of the former Outlet Center site as warehouse/industrial space and the remaining lots adjacent to the Weber Distribution Center (including a possible future expansion of the Weber Distribution Center).
- The study assumes 85% of passenger car traffic is expected to access the site via Route 47 and Freeman Road west of the site and no truck traffic will be allowed to utilize Freeman Road east of the subject site.

#### Lot 1 – Exterior Lighting

- The proposed exterior lighting on Lot 1 would primarily consist of LED pole mounted fixtures to illuminate the employee parking lot and truck court.
- The fixtures would be mounted at 33 feet in height; however, the height is reduced to 15 feet along portions of the perimeter of each area.
- Light levels required at perimeter lot lines are 0.0 footcandles.
- This level is met within the parking lots at a much greater distance from the perimeter at the edge of the large detention basin, or approximately 720 feet from the eastern lot line.

#### Lot 1 – Signage

- The proposed signage for Lot 1 includes four ground signs and two wall signs. Three of the proposed ground signs would be located along Venture Court at each driveway and the fourth would be located at the eastern most driveway on Freeman Road.
- The signs would each measure nine (9) feet in height and twelve (12) feet in width with a sign

face area of 88 square feet.

- The signs would be constructed of aluminum and the colors would match the gray and blue used on the building.
- The two proposed wall signs would be located on the south elevation of the building, facing Freeman Road.
- The proposed signage would consist of the tenant's logo over the building main entrance (297 square feet) and near the southwest corner of the building (270 square feet).

#### Approved Uses

The petitioner is requesting approval of the following ORI-1 District special uses for the property, such that these uses could be established in the future development phases without further public hearings, zoning relief, or site plan review by the Plan Commission and Village Board:

(1) Office/Industrial-Light Manufacturing/Warehouse and Distribution Uses:

- a) Data processing and computer center, including service and maintenance
- b) Direct selling establishments, where products are stored and distributed
- c) Storage and distribution of bulk commodities
- d) Wholesale, warehousing, and distribution of all kinds, including cross-dock facilities
- e) Cartage, express and parcel delivery
- f) Transit and transportation facilities
- g) Food processing and handling
- h) Industrial firms involved in the fabrication, processing, production, and/or manufacturing of materials, goods or products
- i) Printing and publishing
- j) Product research and development firms involved in servicing, packaging, cleaning, repair or storage of materials, goods or products
- k) Food and/or beverage manufacturing, packaging and processing
- l) Assembly firms
- m) Medical laboratories

(2) Public utility and service uses, including but not limited to:

- a) Towers and antennas for commercial radio-, television- and telephone-transmitting, receiving or relay stations; and

(3) Accessory uses, buildings, and structures that are necessary and customarily incidental and subordinate to an approved special use and that are operated in strict compliance with the applicable special use permit.

#### Development Standards

- As required by the proposed text amendment to the Zoning Ordinance, the PUD will establish Design and Development Standards.
- Any development in future phases must be done in compliance with the ORI-1 District regulations, including bulk regulations (such as setbacks, building height, impervious coverage, etc.) and other general regulations, parking and loading, signage, and use limitations in addition to the design standards.
- The proposed standards provide criteria for building architecture and materials, site paving, signage, landscaping, exterior lighting, screening, outdoor storage, and fencing.
- The proposed design standards are included as an exhibit to the Special Use/PUD ordinance.



### Modifications and Waivers from Village Zoning and Subdivision Regulations

- The following modifications and waivers are requested from the requirements of the Village's Zoning and Subdivision Ordinances as part of the Planned Unit Development for Phase One:
  1. The "Design Standards" for PUDs provided by the Zoning Code, Section 156.070(D)(10);
  2. The "Permitted Uses" for PUDs provided by the Zoning Code, Section 156.070(D)(11);
  3. The sidewalk requirements provided by the Subdivision Regulations, Section 155.025; The petitioner is not proposing to install sidewalk along the easternmost frontage of Freeman Road and along a majority of Venture Court. The petitioner is proposing to install sidewalk from the western limits of the site to the eastern truck access driveway, along Freeman Road. The applicant is also proposing to install sidewalk along Venture Court up to the first access driveway of Lot 1.
  4. The maximum cul-de-sac length requirements provided by the Subdivision Regulations, Section 155.003; Relief is requested to exceed the maximum cul-de-sac length of 750 feet, Subdivision Ordinance Section 155.003. The proposed cul-de-sac has a length of roughly 3,380 feet.
  5. The requirements of the Zoning Code (Tree Preservation Ordinance), Section 156.150 as they pertain to the initial development of Phase I; The petitioner has proposed installation of a sound wall on Lot 1 in lieu of complying with Section 156.150.
  6. The fence material requirements provided by Zoning Ordinance, Section 156.079(H) but only to allow barbed wire above certain fencing as shown on the Plans; The fence surrounding the truck court on Lot 1 is proposed to be topped with barbed wire.
  7. The fence height requirements provided by Zoning Ordinance, Section 156.079(I), but only to allow a 12-foot acoustical wall and 8-foot chain link fence as shown on the Plans; The proposed security fence surrounding the truck court will be eight (8) feet in height and the sound wall proposed along the east side of the truck court will be twelve (12) feet in height.
  8. The pavement standards for pavement on private property as provided by the Subdivision Regulations, Sections 155.179 and 155.180;
  9. The requirements of the Subdivision Regulations, Section 155.069(c) regarding the timeframes for acceptance of public improvements the petitioner to seek Village Board final approval for acceptance of completed public improvements during winter months (between September 1 of any year and April 1 of the following year) in all development phases; and
  10. The requirements of the Zoning Code, Section 156.122 (D) regarding the number of ground signs per lot to allow not more than four ground signs on Phase I.

### Modifications and Waivers from Village Zoning and Subdivision Regulations for Future Phase Planned Unit Development

1. The "Design Standards" for PUDs provided by Section 156.070(D)(10) of the Zoning Code;
2. The "Permitted Uses" for PUDs provided by Section 156.070(D)(11) of the Zoning Code;
3. The "Required Submittals" for preliminary PUD review as provided by Section 156.070(E)(2)(d) of the Zoning Code;
4. The "Required Submittals" for final PUD review as provided by Sections 156.070(E)(3)(d)-(f) of the Zoning Code;
5. The requirements of the Zoning Code (Tree Preservation Ordinance), Section 156.150 as they pertain to the initial development of the Future Phases, subject to installation of an earthen berm and enhanced landscaping along the eastern Property line in substantial conformity with the

Future Phase Screening Plan;

6. The timeframes for “Failure to Begin a Planned Unit Development” provided by Section 156.070(I) of the Zoning Code;
7. The requirements of the Subdivision Regulations, Section 155.069(c) regarding the timeframes for acceptance of public improvements; and
8. The requirements of the Subdivision Regulations, Section 155.081 regarding maximum berm slope to permit the earthen berm depicted on the Future Phase Screening Plan to have a maximum slope of 3:1.

Preliminary/Final Plat of Subdivision

- The proposed Preliminary/Final Plat of Subdivision will subdivide the 261-acre site into four (4) lots and 6.51 acres for a public road.
- Two (2) lots will be utilized for stormwater management/wetlands and shall not permit any buildings.
- All buildable lots exceed the minimum lot area and width for the new ORI-1 zoning district.

	Proposed Use	Lot Area
Lot 1	Receive Center	117.95 acres
Lot 2	Future Development	109.28 acres
Lot 3	Existing Wetlands	18.88 acres
Lot 4	Stormwater Management	9.17 acres
Roadway	Public Road (Venture Court)	6.51 acres
TOTAL		261.98 acres

Plan Commission Recommendation

- The Plan Commission conceptually reviewed and discussed the proposed plans on January 25 and February 16, 2021.
- These meetings also included public comment from nearby homeowners in the unincorporated Prairie Oaks subdivision. Major discussion points focused on traffic, screening/buffering, stormwater, lighting, noise, and development of the north parcel.
- In response to additional concerns that were identified by both the Plan Commission and homeowners, the petitioner revised the plans as follows:
  1. The residential building setback was increased to 350 feet for the future phase of development on the northern parcel (this setback would increase by two feet horizontally for every one foot of building height over 45 feet and up to 80 feet, plus (ii) five feet horizontally for every one foot of building height over 80 feet and up to 100 feet). The residential building setback was previously proposed to be 200 feet.
  2. The residential parking setback was increased to 200 feet. The residential parking setback was previously proposed to be 100 feet.
  3. A variable height earthen berm, with a minimum elevation of 940’, landscaped with minimum 8-foot tall evergreen trees, has been added along the Northern Parcel’s eastern property line extending to the northern boundary of the Property.
  4. A 12-foot-tall sound wall has been added to the east of the truck court. The proposed sound wall will extend the full length of the truck court.

### Plan Commission Recommendation

- The Plan Commission conducted the formal review and required public hearing for the petition on Monday, February 22, 2021.
- Public comments from the residents in the neighboring unincorporated subdivision to the east were submitted in writing and made orally at the public hearing.
- As a result of said hearing, consideration of testimony offered, and the taking of evidence, the Plan Commission voted to recommend approval to the Village Board by a vote of 5-1 subject to the following conditions:

### Site Development

1. The Village of Huntley will require adherence to Illinois drainage law and best management practices for storm water management. The Applicant and assignees and successors are responsible for not increasing the rate of storm water runoff over the runoff estimated from the Final Planned Unit Development and will be required, to the extent practicable, to minimize any increase in runoff volume through “retention” and design of multi stage outlet structures.
2. All public improvements and site development must occur in full compliance with all applicable Village Municipal Services (Engineering, Public Works, Planning and Building) site design standards, practices and permit requirements.
3. The petitioner will comply with all final engineering revisions to be approved by the Village Engineer and Development Services Department.
4. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
5. The existing overhead utility lines located at the southeast corner of the site running along Freeman Road shall be removed upon demolition of the existing structures located on the Property. The utility lines shall be buried if it is determined that they are still necessary following the demolition of the structures. This condition is not intended to require the burial of overhead electric lines located on tubular steel poles along running Freeman Road at the southwest corner of the site and extending along the west lot line.

### Architecture

6. Roof top mechanical equipment visible from any angle at ground level shall be screened to the full height of the equipment. Required rooftop screens shall be integrated into the architecture of the main building and may include screens mounted directly to the equipment.

### Parking/Storage

7. Tractor trailer parking spaces shall be for the benefit of the tenants occupying the respective buildings. Said tractor trailer parking spaces shall not be leased to an off-premise business by the owner or tenant of the respective buildings.
8. No parking shall be allowed on Venture Court.
9. No loading or unloading activity is permitted to take place from Venture Court.
10. The outdoor storage of shipping/cargo containers shall be prohibited on all lots.

### Traffic

11. Signage shall be installed prior to the first certificate of occupancy to prohibit truck traffic from traveling east on Freeman Road unless they are doing business with a facility on Weber Drive.
12. A barrier median shall be designed and constructed along Freeman Road between the Venture Court/Factory Shops Boulevard and Weber truck access (site Access 1) to reinforce traffic operations of the proposed right-in-right-out (site Access 2). One-way signage shall be placed

within the Freeman Road median to indicate one-way westbound traffic for vehicles leaving the site from the right-in-right-out (site Access 2).

13. No unattended vehicle parking shall be allowed on Freeman Road.
14. Signage shall be installed on Freeman Road, east of Carriage Way, stating “do not block intersection”

#### Landscaping

15. The reference to a galvanized chain link fence shall be removed from the Site Improvement Plans and replaced with chain link with black vinyl coating.
16. The portion of the chain link fence parallel to Freeman Road shall be replaced with a decorative aluminum fence.
17. The petitioner shall obtain final approval of the Landscape Plan from the Development Services Department.

#### General

18. No building permits are approved as part of this submittal.
19. No sign permits are approved as part of this submittal.
20. The Applicant, assignees, and successors and all of its mortgagees shall certify in writing its acknowledgement that the conditions set forth above are integral to the Village’s approval of the planned unit development and their acceptance and agreement to abide by the conditions set forth above. The Applicant, assignees, and successors consent at their expense to authorize the Village to record said acknowledgment and conditions against the Subject Property.

#### Plat of Subdivision

21. The Plat of Dedication shall revise the name of the public right-of-way from Harrison Max Court to Venture Court.
22. The building setback lines shown on the Plat of Subdivision shall be revised to reflect the building setbacks required in the ORI-1 District.
23. In accordance with Section 155.221 of the Subdivision Ordinance, the Final Plat of Subdivision shall be recorded with Kane County within three (3) months of approval by the Village Board.

Ryan Stoller, Principal of Venture One Real Estate, stated that he was very appreciative of Village Staff and the resident comments as the project has evolved for the better and the project has improved with the revised changes. Mr. Stoller reviewed several Power Point slides discussing the berm, plantings and items regarding both Phase 1 and Phase 2.

Mayor Sass called those that signed up to make Public Comments:

Mike Figolah, 41W092 Derby Court, thanked the developer and Village Staff on behalf of the 49 homes in their subdivision. Mr. Figolah stated that he had four (4) items that are very important that have already been discussed:

1. Via the letter that he received prior to the meeting regarding the berm – the residents wanted a berm 35 ft. tall but it will be 20 ft. with 8 foot evergreens trees on top. At 940 ft. it is actually 10 ft. tall next to the home. They would like it to be a minimum of 20 ft. adjacent to the home because if the residents have site lines to the property and can see it, they will also hear it. They would like the Annexation Agreement to state: “the berm shall be constructed a minimum 20 foot in height adjacent property line elevation and also to a minimum of 940 to the top of the berm elevation”.

2. Had concerns of the building height up to 100 ft. – would be 10 ft. above grade and above the adjacent driveway. The only way you would not be able to see the building would be to look at it while laying on the ground.
3. “No unattended vehicle parking shall be allowed on Freeman Road.” – they want no parking on Freeman Road. It was confirmed that that was already changed to not allow parking on Freeman Road.
4. Allowed Uses in Phase 1 and Phase 2 – Concern in Phase 2 Fuel Storage – that would affect their wells and septic but that has been stated that there would be no fuel storage or dispensing. Also allowing refrigerator trailers and roof-mounted refrigeration equipment units if food storage is allowed. They want these to be only allowed on the west side of the building. They also noted that Fuel Storage/Dispensing, Food Prep and Food Storage is still allowed in Phase 2 – they do not want this because of the sound/noise.

Scott Marquardt, 41W115 Derby Court, stated that he was extremely grateful to the Village and developer for considering their requests. Mr. Marquardt stated that he still has concerns regarding the food and fuel language. Mr. Marquardt also stated he is concerned with the language in some of the documents not being the same in the Annexation Agreement and that it would negate the exhibits regarding the berm.

Jim Murphy, 41W230 Charles, stated that his property is most impacted as the property line is approximately 130 feet away. Director Nordman distributed an exhibit provided by Mr. Murphy to the Village Board. Mr. Murphy stated that the height of the berm should be based on the property level itself and not at 940 feet. At 940 feet, he will be able to see over the top. He stated that his biggest concern is that he will be able to see over the top of the berm which means he will hear everything from the site. Mr. Murphy stated that his home is 31 ft. from the property line.

Richard Nowinski, 41W198 Charles Lane, thanked the Staff and Village Board and stated that a lot of issues have been rectified or minimized but he still has concerns on how the project will disrupt the serenity 24/7. Mr. Nowinski stated that he hopes that everything that is promised will happen especially in Phase 2. Mr. Nowinski requested the berm be a minimum of 20 ft. tall along the entire length of Phase 2 no matter the grade.

There were no other public comments.

**A MOTION was made to Close the Public Hearing at 8:00 p.m.**

**MOTION: Trustee Westberg**

**SECOND: Trustee Kanakaris**

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

**NAYS: None**

**ABSENT: None**

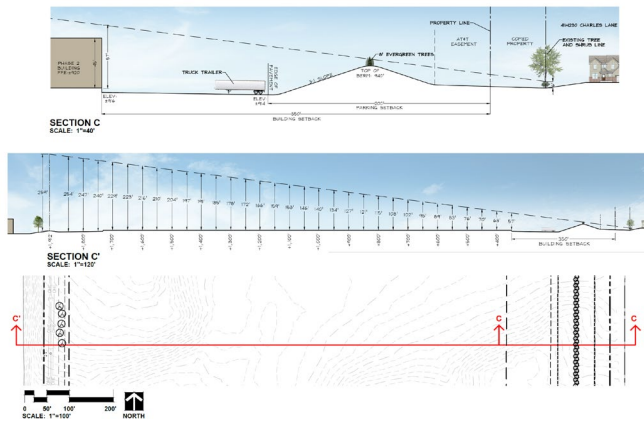
**The motion carried: 6-0-0**

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

Trustee Westberg stated that he appreciates the indigenous species of plants that will be around the wetlands.

Trustee Goldman thanked the petitioner for resolving the issues.

Trustee Kanakarlis thanked the petitioner for bringing the development to Huntley. Trustee Kanakarlis asked if they would remove refrigeration from Phase 2. Mr. Stoller stated that they have no concrete plans at this time but do not want to remove that option. Trustee Kanakarlis asked about the berm. Mr. Stoller showed and explained the berm exhibit and stated that it is their opinion that the residents will not see the parking lot in Phase 2.



Trustee Hoeft noted the Phase 2 grading plan and said that it shows the existing grade to be 915-916 and stated that it should have an angulating berm of 20 ft. Mr. Stoller reported that the natural topography slopes up. William L. Bohne, President of Jacob & Hefner Associates, the petitioner’s civil engineer, reported that grading the entire property berm would be 24 ft. high and stated that the slope should be stable.

Mr. Bohne also noted that the site will be accepting all the stormwater from the east. The building height is anticipated to be only 40 ft. tall and they will be planting eight (8) ft. tall evergreens which will grow.

Trustee Piwko thanked the petitioner for coming to Huntley and for working with Staff and residents.

Trustee Leopold stated that he appreciates everyone’s input and working together.

Mayor Sass thanked the petitioner and staff for working together and stated that he appreciates the resident’s input.

Trustee Westberg asked if the petitioner would agree to put any refrigerated trucks on the west side of the building in Phase 2. Mr. Stoller stated that they would be willing to work with the Village should that use come forward in Phase 2. Trustee Westberg stated that the petitioner has been very accommodating.

There were no other comments or questions.

#### ITEMS FOR DISCUSSION AND CONSIDERATION:

- a) Consideration – Annexation and Development of an Approximately 261± Acre Parcel of Real Estate Commonly Known as 41W368 Freeman Road (the “Property”), Including:

- i. Consideration – A Resolution Authorizing the Execution of an Annexation Agreement regarding approximately 261+/- acres adjacent to the north boundary of Freeman Road and immediately east of and adjacent to the Village Green Commercial Subdivision and Weber-Stephen Products Manufacturing Facility with Venture One Acquisitions, LLC an Illinois limited liability company and 92131, LLC Florida limited liability company
- ii. Consideration – An Ordinance Annexing 261+/- acres adjacent to the north boundary of Freeman Road and immediately east of and adjacent to the Village Green Commercial Subdivision and Weber-Stephen Products Manufacturing Facility to the Village of Huntley Kane and McHenry Counties
- iii. Consideration – An Ordinance Amending the Village of Huntley Comprehensive Plan, I-90/IL 47 Gateway Subarea Plan to identify the Property as appropriate for light industrial and warehouse/ distribution development
- iv. Consideration – An Ordinance Amending the Huntley Zoning Ordinance, including amendments relating to creation of a new ORI-1 Specialty Office/Research/Industrial zoning district and standards for land use and planned unit developments within the ORI-1 district
- v. Consideration – An Ordinance Approving a Zoning Map Amendment Upon Annexation of 261+/- acres adjacent to the north boundary of Freeman Road and immediately east of and adjacent to the Village Green Commercial Subdivision and Weber-Stephen Products Manufacturing Facility from “F” Farming in Kane County to “ORI-1, PUD” Specialty Office/Research/Industrial Planned Unit Development, Granting a Special Use Permit for a Planned Unit Development (PUD) and Other Specials Uses in the ORI-1 District, Granting Combined Preliminary and Final PUD and Subdivision Approvals, and Approving Final PUD Plans Detailed Design and Development Standards for a Phased Warehouse/Distribution/Light Industrial PUD

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

**A MOTION was made to approve a Resolution Authorizing the Execution of an Annexation Agreement regarding approximately 261+/- acres adjacent to the north boundary of Freeman Road and immediately east of and adjacent to the Village Green Commercial Subdivision and Weber-Stephen Products Manufacturing Facility with Venture One Acquisitions, LLC an Illinois limited liability company and 92131, LLC Florida limited liability company;**

**MOTION: Trustee Leopold**

**SECOND: Trustee Piwko**

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

**NAYS: None**

**ABSENT: None**

**The motion carried: 6-0-0**

**A MOTION was made to approve an Ordinance Annexing 261+/- acres adjacent to the north boundary of Freeman Road and immediately east of and adjacent to the Village Green Commercial Subdivision and Weber-Stephen Products Manufacturing Facility to the Village of Huntley Kane and McHenry Counties.**

**MOTION: Trustee Kanakaris**

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

**A MOTION was made to approve an Ordinance Amending the Village of Huntley Comprehensive Plan, I-90/IL 47 Gateway Subarea Plan to identify the Property as appropriate for light industrial and warehouse/ distribution development.**

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

**A MOTION was made to approve an Ordinance Amending the Huntley Zoning Ordinance, including amendments relating to creation of a new ORI-1 Specialty Office/Research/Industrial zoning district and standards for land use and planned unit developments within the ORI-1 district.**

**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

**A MOTION was made to approve an Ordinance Approving a Zoning Map Amendment Upon Annexation of 261+/- acres adjacent to the north boundary of Freeman Road and immediately east of and adjacent to the Village Green Commercial Subdivision and Weber-Stephen Products Manufacturing Facility from “F” Farming in Kane County to “ORI-1, PUD” Specialty Office/Research/Industrial Planned Unit Development, Granting a Special Use Permit for a Planned Unit Development (PUD) and Other Specials Uses in the ORI-1 District, Granting Combined Preliminary and Final PUD and Subdivision Approvals, and Approving Final PUD Plans Detailed Design and Development Standards for a Phased Warehouse/Distribution/Light Industrial PUD.**

**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

b) Consideration – Approval of the February 25, 2021 Village Board Meeting Minutes

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



**A MOTION was made to approve the February 25, 2021 Village Board Meeting Minutes.**

**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**

- c) Consideration – Approval of the March 11, 2021 Bill List in the amount of \$519,366.72

Mayor Sass reported that FY20 Budget expenditures total \$153,362.13. The FY21 Budget expenditures total \$366,004.59: \$170,162.10, or 32.8% is the sum of development impact fees, and budgeted project expenditures; \$115,208.00, to other taxing bodies for development impact fees; \$16,594.26, payment to Rush Power Systems for Well#10 Emergency Generator Rehab; \$38,359.84, payment to State Treasurer, Illinois Department of Transportation for the Reed Road Multi Use Path.

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

**A MOTION was made to approve the March 11, 2021 Bill List in the amount of \$519,366.72.**

**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**

- d) Consideration – Approval of the Village of Huntley 2021 Street Improvement Program:
- i. Consideration - Approval of a Resolution to Appropriate \$1,000,000 in Motor Fuel Tax Funds for Maintenance of Streets and Highways for the 2021 Street Improvement Program
  - ii. Consideration - Approval of a Resolution Authorizing a Bid Award and a Construction Contract with Arrow Road Construction Company for the 2021 Street Improvement Program

Director of Public Works and Engineering Timothy Farrell reported that the 2021 Street Improvement Program targets the resurfacing of the Covington Lakes and Coves of Covington Subdivisions comprising of approximately 90,000 square yards of roadway along approximately 4.6 centerline miles and retrofitting ADA curb ramps within Sun City Neighborhood 11 including spot repairs to curb and gutter (at locations of poor drainage, deteriorated concrete or at ADA ramps) PCC sidewalk repairs (ADA accessible curb ramps retrofits) in preparation for the edge mill and overlay work. Jamestown Road was resurfaced in 2017 and therefore not included in the scope of work.

The proposed pavement rehabilitation method will consist of a combination of edge grind and overlay (1.5” at edge) and grind and overlay (1.5” - 2” full width).

All rehabilitation methods will include spot repairs to curb and gutter (at locations of poor drainage, deteriorated concrete or at ADA ramps) PCC sidewalk repairs (at trip hazards equal to or greater than ½”, and ADA accessible ramp retrofits), and select qualifying asphalt driveway apron replacements.

Also included would be any necessary structure adjustments, replacement of damaged public utility frames and lids in the roadway, and replacement of defective roadway drainage structures along with the installation of subsurface roadway underdrains in identified design locations. All pavement markings will be replaced in kind and all crosswalk locations will be evaluated for the placement of additional pavement markings and pedestrian crossing signage. The Option No. 1 bid includes crack sealing of the pavement edges in Northbridge subdivision that was resurfaced in 2020.

In terms of the driveway apron repairs, a total of 137 driveway aprons are programmed to be replaced as part of the project. The majority of the driveways being replaced are a result of the concrete curb and gutter replacements within the limits of the aprons. The Covington Lakes subdivision’s existing residential driveway aprons are mainly constructed with asphalt. Two inches of heaving/settlement are the criteria used to warrant replacement, consistent with past practice related to aprons not identified for replacement resulting from curb and gutter repairs. Based on field measurements, nine asphalt driveway aprons are identified for replacement at a cost of approximately \$7,870. There are an additional sixteen asphalt driveway aprons with settlement/heaving below 2” to 1.5”. A heaving/settlement driveway apron evaluation and cost analysis table is included for review. Also consistent with past practice, spalling and cracking alone does not meet the criteria to warrant replacement of a driveway apron.

On March 1, 2021, the Village received bids from eight contractors for the 2021 Street Improvement Program. The bid results are summarized in the bid tabulation summary table.

**Bid Tabulation Summary:**

COMPANY	BASE BID AMOUNT	OPTION #1 BID AMOUNT
<i>Engineer’s Estimate</i>	<i>\$2,033,564.80</i>	<i>\$2,064,189.80</i>
ARROW ROAD CONSTRUCTION CO.	\$1,619,504.27	\$1,641,889.27
J.A. JOHNSON PAVING CO.	\$1,643,500.00	\$1,666,200.00
PLOTE CONSTRUCTION, INC.	\$1,690,176.06	\$1,711,876.06
SCHROEDER ASPHALT SERVICES, INC.	\$1,704,451.83	\$1,729,401.83
BROTHERS ASPHALT PAVING, INC.	\$1,715,848.69	\$1,738,711.62
GESKE AND SONS ASPHALT PAVING, INC.	\$1,737,739.65	\$1,760,839.65
PETER BAKER & SON CO.	\$1,755,300.00	\$1,777,000.00
A LAMP CONCRETE CONTRACTORS, INC.	\$1,808,781.13	\$1,834,106.13

**Staff Analysis**

Staff has reviewed the bids and all is in order for consideration of the bid award to the lowest, responsible bidder, Arrow Road Construction Company in the Option No.1 Bid amount of \$1,641,889.27 contingent upon IDOT approval of the Motor Fuel Tax (MFT) resolution for the appropriation of funds. Work is anticipated to begin on or about May 3, 2021, with a project completion date of August 27, 2021. In an effort to limit the duration of the disturbance from the construction activity throughout the subdivision, the contract requires construction start and completion phasing. In general, the Coves of Covington (north part of project) will be completed in the first phase, and Covington Lakes (southern part of project) will be completed in the second phase.

Strategic Plan Priority

The 2016-2020 Strategic Plan identifies *Promote Sound Financial Management and Fiscal Sustainability* as a Strategic Priority, and “enhance asset management program to sustain level of service at economical life cycle cost” as an objective.

Financial Impact

The FY21 Budget includes funding for the 2021 program in the amount of \$1,114,000.00 for engineering and partial construction costs from the Streets Improvements and Roads & Bridges Fund, 420-00-00-8001 and \$1,000,000.00 for partial construction costs from the MFT Fund, 460-00-00-8001. The IDOT MFT appropriation is a procedural requirement for the use of MFT funds. The full amount of the MFT appropriation will be used for construction. Any unexpended budget funds will remain in the Streets Improvements and Roads & Bridges Fund.

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

**A MOTION was made to approve a Resolution to Appropriate \$1,000,000 in Motor Fuel Tax Funds for Contract Construction for the 2021 Street Improvement Program.**

**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**

**A MOTION was made to approve a Resolution Authorizing a Bid Award and Construction Contract with Arrow Road Construction Company in the Option No.1 Bid amount of \$1,641,889.27 for the 2021 Street Improvement Program.**

**MOTION: Trustee Piwko**

**SECOND: Trustee Leopold**

**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 Proposal for Professional Construction Engineering Services for the 2021 MFT Street Improvement Program – Christopher B. Burke Engineering, Ltd in an Amount Not To Exceed \$138,000

Director of Public Works and Engineering Timothy Farrell reported that a Proposal for Construction Engineering Services for the 2021 Motor Fuel Tax (MFT) Street Improvement Program has been received from Christopher B. Burke Engineering, Ltd. (CBBEL). Services will include construction engineering for the rehabilitation of Covington Lakes and Coves of Covington Subdivisions comprising of approximately 90,000 square yards of roadway along approximately 4.6 centerline miles. Jamestown Road was resurfaced in 2017 and therefore not included in the scope of work. Also included is retrofitting ADA curb ramps within Sun City Neighborhood 11 including spot repairs to curb and gutter (at locations of poor drainage, deteriorated concrete or at ADA ramps) PCC sidewalk repairs (ADA accessible curb ramps retrofits) in preparation for the edge mill and overlay work.

Staff Analysis

The proposed pavement rehabilitation method will consist of a combination of edge grind and overlay (1.5” at edge) and grind and overlay (1.5” - 2” full width).

All rehabilitation methods will include spot repairs to curb and gutter (at locations of poor drainage, deteriorated concrete or at ADA ramps) PCC sidewalk repairs (at trip hazards equal to or greater than ½”, and ADA accessible ramp retrofits), and select qualifying asphalt driveway apron replacements. Also included would be any necessary structure adjustments, replacement of damaged public utility frames and lids in the roadway, and replacement of defective roadway drainage structures along with the installation of subsurface roadway underdrains in identified design locations. All pavement markings will be replaced in kind and all crosswalk locations will be evaluated for the placement of additional pavement markings and pedestrian crossing signage. Crack sealing of the pavement edges in Northbridge subdivision that was resurfaced in 2020 is also included in the work scope.

Strategic Plan Priority

The 2016-2020 Strategic Plan identifies *Promote Sound Financial Management and Fiscal Sustainability* as a Strategic Priority, and “enhance asset management program to sustain level of service at economical life cycle cost” as an objective.

Financial Impact

The FY21 Budget includes funding for the 2021 program in the amount of \$1,114,000.00 for engineering and partial construction costs from the Streets Improvements and Roads & Bridges Fund, 420-00-00-8001 and \$1,000,000.00 for partial construction costs from the MFT Fund, 460-00-00-8001. A not to exceed amount of \$138,000 is identified in the proposal but cost savings may be realized. For instance, in 2019, Georgian Place Construction Engineering services came in at under \$95,000, which was more than \$30,000 below the not to exceed contract amount.

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

**A MOTION was made to authorize a Resolution Approving a Proposal for Professional Construction Engineering Services for the 2021 MFT Street Program – Christopher B. Burke Engineering, Ltd. in an amount not to exceed \$138,000.**

**MOTION: Trustee Goldman**

**SECOND: Trustee Hoeft**

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

**NAYS: None**

**ABSENT: None**

**The motion carried: 6-0-0**

- f) Consideration – A Resolution Approving the Year 3 Bid Extension to JA Johnson Paving Company for the 2021 Edge Mill & Overlay Program

Director of Public Works and Engineering Timothy Farrell reported that the Edge Mill and Overlay Program has allowed the Village to concentrate on additional road improvement areas within the Village outside of the larger MFT Program projects. In 2020, the Village completed work in Sun City Neighborhood 12 (Coventry Lane, Bull Ridge Drive, Brookwood Drive, Deer Meadow Lane, Tall Grass Trail), where the roadways were edge milled 1.5” at the curb line to address areas of rutting and 0” at the centerline, which creates additional crown for improved drainage and greater structural integrity. In

2021, work will take place in Sun City Neighborhood 11: Essex Lane, Greenbrier Lane, Stonebridge Lane, Nottingham Drive, Sedgwick Drive, Kensington Drive, and Stratford Lane.

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 2021 being the third and final year.

The bid results for Year 3 (2021) Bid Alternate #2 Edge Mill and Overlay and using Village of Huntley engineer's estimated quantities are summarized as follows:

J.A. Johnson Paving Company	\$191,856.50
Chicagoland Paving Contractors, Inc.	\$236,880.00
Curran Contracting Company	\$254,000.00
Schroeder Asphalt Services, Inc.	\$255,975.00

#### Staff Analysis

The Edge Mill and Overlay projects are examples of a progressive approach by the Village that demonstrates the commitment to finding alternative and effective pavement management solutions while stretching available dollars and expanding street improvements throughout the Village. The unit pricing and project cost of \$191,856.50 has been reviewed by the Public Works and Engineering Department staff. Based on acceptable performance for 2020, all is in order for consideration to approve the Year 3 Bid Extension to JA Johnson Paving Company.

#### Financial Impact

The FY21 Budget includes \$200,000 in the Streets Improvement and Roads & Bridges Fund, 420-00-00-8001 for the Edge Mill & Overlay Program.

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

**A MOTION was made to approve a Resolution Approving the Year 3 Bid Extension to JA Johnson Company for the 2021 Edge Mill and Overlay Program.**

**MOTION: Trustee Leopold**

**SECOND: Trustee Kanakaris**

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

**NAYS: None**

**ABSENT: None**

**The motion carried: 6-0-0**

- g) Consideration – A Resolution Approving a Contract to Green Sky Consulting for the 2021 LED Building Lighting Upgrade Program

Director of Public Works and Engineering Timothy Farrell reported that the Fleet Garage LED Lighting Upgrade was budgeted for FY21. In preparation for the upgrade, Public Works reached out to Green Sky Consulting to conduct a no-cost facility assessment of the Fleet Garage and to understand ComEd incentive offerings available. Green Sky Consulting facilitated the Village's last lighting upgrade and

ComEd incentive in the Public Works Garage in 2012. The ComEd instant discount offering will be covering 100% of the project cost for the Fleet Garage LED Lighting Upgrade Project with no upfront costs.

In light of the significant ComEd instant discount for the Fleet Garage and for future planning staff expanded the no-cost assessments to the remaining Village-owned buildings including the Public Works Garage, Municipal Complex, Wastewater Plants, Water Wells, Lift Stations, Chamber Building, and

McHenry County Visitors Center. See full summary of the project costs and instant discounts below:

FACILITY	PROJECT COST	INSTANT DISCOUNT	VILLAGE COST	% COVERED BY COMED
FLEET & PW	\$33,095.15	\$33,095.15	\$0.00	100.00%
MUNICIPAL BUILDING	\$76,650.00	\$73,270.60	\$3,379.40	95.59%
OLD VILLAGE HALL (Chamber)	\$4,720.00	\$4,592.60	\$127.40	97.30%
VISITOR CENTER	\$400.00	\$349.60	\$50.40	87.40%
WASTEWATER PLANTS	\$11,200.00	\$7,315.00	\$3,885.00	65.31%
WASTEWATER PLANTS EXTERIOR	\$18,357.15	\$18,357.15	\$0.00	100.00%
COVINGTON LIFTSTATION	\$649.00	\$551.50	\$97.50	84.98%
KISHWAUKEE LIFT STATION	\$1,200.00	\$1,064.20	\$135.80	88.68%
REED ROAD LIFT STATION	\$860.00	\$623.75	\$236.25	72.53%
TALAMORE LIFT STATION	\$860.00	\$623.75	\$236.25	72.53%
WELL #7	\$1,760.00	\$1,149.50	\$610.50	65.31%
WELL #8	\$1,440.00	\$940.50	\$499.50	65.31%
WELL #9	\$1,760.00	\$1,149.50	\$610.50	65.31%
WELL #10	\$1,760.00	\$1,149.50	\$610.50	65.31%
WELL #11	\$4,040.00	\$3,638.60	\$401.40	90.06%
TOTAL	\$158,751.30	\$147,870.90	\$10,880.40	93.15%

The Fleet Garage is still using T12 Bulbs and will be upgraded to LED for an approximate energy savings of 70%. In addition, there are seven 250-watt metal halide flood lights on the outside of Public Works and the Fleet Garage that are contributing to the incentive.

In 2012, the Public Works Garage was upgraded from T12 Bulbs to T8 Bulbs for an approximate energy reduction of 35%. In 2021, upgrading from T8 Bulbs to LED Bulbs will result in an additional 30% energy savings, which is reflected above in the instant discount.

The Public Works Administration building currently has T8 bulbs that were installed as part of the expansion 20 years ago, but when upgraded to LED will still see a 30% reduction in energy, which is reflected above in the instant discount.

The Municipal Complex Building currently has T8 bulbs and some recessed downlights. Upgrading to LED will generate a 30% reduction in energy, which is reflected above in the instant discount.

The Old Village Hall is a mixture of T12 and T8 bulbs and when upgraded to LED will see a minimum 30% reduction in energy, which is reflected above in the instant discount.

The Visitor Center Building is a mixture of T12 and T8 bulbs and when upgraded to LED will see a minimum 30% reduction in energy, which is reflected above in the instant discount.

The sewer plants, sewer plant exterior, lift stations, and wells have a mixture of high intensity discharge (HID), T12 and T8 bulbs and when upgraded to LED will see a minimum 30% reduction in energy, which is reflected above in the instant discount.

Staff Analysis

Facility Assessments and reservation of instant discounts has been reviewed by Public Works and Engineering Department staff. All is in order to approve the contract for the 2021 LED Building Lighting Upgrade Program to Green Sky Consulting in the amount of \$10,880.40, reflecting an instant discount of \$147,870.90.

Financial Impact

The FY21 Budget includes funding in the Capital Projects and Improvements Fund, line item 400-00-00-8003 of \$16,000.

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

**A MOTION was made to approve a Resolution Approving a Contract to Green Sky Consulting for the 2021 LED Building Lighting Upgrade Program.**

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

- h) Consideration – A Resolution Approving a Contract to Safe Step, LLC through The Interlocal Purchasing System (TIPS) Cooperative Purchasing Program for the 2021 Saw Cutting Program

Director of Public Works and Engineering Timothy Farrell reported that the 2020 Sidewalk Cutting Program allowed the Village to saw cut 1,444 sidewalk vertical displacements in Northbridge, Sun City Neighborhoods 15,12,11, and other service request areas. Sidewalk cutting has proved to be the most efficient and cost effective means of addressing vertical displacements in the Village as compared to removal and replacement with a minimum 50% reduction in cost per panel. The sidewalk cutting criteria is as follows:

Condition Rating	Vertical Displacement	Recommended Treatment
Red	1.5" and Greater	REMOVE & REPLACE
Yellow	Between 0.25" – 1.5"	SAW CUT or GRIND
Green	0.25" and Less	NO TREATMENT

The FY21 Sidewalk Cutting Program is continuing to evolve in order to manage and address the numerous vertical displacements and provide a safe pedestrian access route (PAR) in the Village. The 2021 program consists of a more targeted approach and addresses all sidewalk vertical displacements in the annual Street Improvement Programs, which include MFT and Edge Mill and Overlay. Sidewalk service requests meeting the criteria above will also be included in this program. The Sidewalk Cutting Program areas are as follows:

- Covington Lakes
- Sun City Neighborhoods 14,17
- Various Service Request Areas

On April 26, 2018 The Interlocal Purchasing System (TIPS) received proposals for contract # 180205 Trades, Labor and Materials 2 (JOC). TIPS is a National Purchasing Cooperative where public entities join forces to procure a wide range of public services in an effort to tap economies of scale. Safe Step is part of a national franchise called Precision Concrete Cutting (PCC) and through TIPS, won a national saw cutting contract which is available for any municipality that is a member of TIPS. There is no fee for the municipality to join, and many of the Northern Illinois municipalities are already part the TIPS Cooperative. This will be the Village of Huntley's second year as a member of the TIPS Cooperative.

#### Staff Analysis

Safe Step performed a budgetary survey in Covington Lakes in December 2020. The other proposed project areas will be surveyed by Safe Step in the spring and a detailed report with costs will be provided to Village Staff. The Public Works and Engineering Department Staff will review the reports and costs and authorize the saw cutting up to the not-to-exceed cost of \$150,000.00 in order of priority as summarized below. Based on acceptable performance for 2020, all is in order for consideration to approve the contract award to Safe Step, LLC.

The estimated project costs and priority are summarized as follows:

Priority # 1	Covington Lakes Subdivision	\$95,000.00
Priority # 3	Sun City NH 14,17	\$50,000.00
Priority # 2	Various Service Request Locations	\$5,000.00

#### Financial Impact

The FY21 Budget includes \$150,000.00 in the Streets Improvement and Roads & Bridges Fund, line item 420-00-00-8000 for the Sidewalk Cutting Program.

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

**A MOTION was made to approve a Resolution Approving a Contract to Safe Step, LLC through The Interlocal Purchasing System (TIPS) Cooperative Purchasing Program for the 2021 Sidewalk Cutting Program for the Not-to-Exceed Cost of \$150,000.00.**

**MOTION: Trustee Westberg**

**SECOND: Trustee Piwko**

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

**NAYS: None**

**ABSENT: None**

**The motion carried: 6-0-0**



- i) Consideration – A Resolution Authorizing a Fireworks Display Agreement with the Huntley Park District

Special Events Manager Barbara Read reported that in preparation for the annual Independence Day Fireworks Display on July 4, 2021 (rain date July 5<sup>th</sup>), it is proposed the event be held again in Deicke Park and Warrington Park.

As gatherings are subject to regulations by the State and Governor as it relates to Covid-19, if necessary the fireworks show can be held as a drive-in event as it was in 2020, on September 5<sup>th</sup>.

#### Staff Analysis

##### *Parking and Traffic*

As outlined in the agreement, the Village is responsible to request permission from the owner of the old North school parcel for off-site parking. It is anticipated that the old North school site will not be available as it is currently being farmed. Should this still be the case, parking will be set up as planned for the 2019 Huntley Fall Fest on site. With the possible assistance of CPA Volunteers, Police Explorers and Staff, the Village will coordinate safe and efficient parking in the designated parking areas.

The Police Department will conduct traffic control before and after the event and, to accommodate additional parking, the east side of Kreutzer Road from Princeton Drive to Main Street will be available for overflow and is an optimal viewing area for the public.

##### *Event Set Up / Clean Up*

Village Staff will assist Park District staff with the installation of snow fencing and/or barriers, around the required, closed area designated as the area where the display will be conducted.

The Village will work with the Park District to ensure that sufficient port-o-lets and trash receptacles are placed throughout Deicke Park and Warrington Park.

As it is done each year, Mad Bomber will obtain the appropriate approvals from the Huntley Fire Protection District for the display. Mad Bomber will also name the Huntley Park District and the Village of Huntley as an additional insured on the Certificate of Liability Insurance obtained for the event.

As done each year, the Village will be responsible for clean up after the event.

#### Financial Impact

Expenses for the Independence Day Fireworks Display come from line item 100-10-00-6352 (Special Events).

#### Legal Analysis

The agreement will also go before the Park District Board for approval.

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

Trustee Westberg asked if people will be able to sit in the grass if socially distanced; Manager Read reported that the Village will follow the guidelines in place from the IDPH at the time of the fireworks

show but noted that the park is so large that people tend to spread out anyway when viewing the fireworks.

There were no additional comments.

**A MOTION was made to approve a Resolution Authorizing the Fireworks Display Agreement with the Huntley Park District for 2021 on July 4<sup>th</sup> (Rain date: July 5<sup>th</sup>).**

**MOTION: Trustee Westberg**

**SECOND: Trustee Leopold**

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

**NAYS: None**

**ABSENT: None**

**The motion carried: 6-0-0**

**VILLAGE ATTORNEY'S REPORT:** None

**VILLAGE MANAGER'S REPORT:**

Village Manager Johnson thanked District 158 for the use of the audio system and reported that Staff is working on a permanent Audio Visual System.

Trustee Leopold asked about the restaurant going into the former Tobacco Hut; Director of Development Services Charles Norman reported that Staff is working with the petitioner on their plans.

**VILLAGE PRESIDENT'S REPORT:** None

**UNFINISHED BUSINESS:** None

**NEW BUSINESS:**

**EXECUTIVE SESSION:** None

**ADJOURNMENT:**

**There being no further items to discuss, a MOTION was made to adjourn the meeting at 8:35 p.m.**

**MOTION: Trustee Piwko**

**SECOND: Trustee Westberg**

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

Respectfully submitted,

Barbara Read  
Recording Secretary