

**VILLAGE OF HUNTLEY
VILLAGE BOARD
July 8, 2021
MEETING MINUTES**

CALL TO ORDER:

A meeting of the Village Board of the Village of Huntley was called to order on Thursday, July 8, 2021 at 7:00 p.m. in the Municipal Complex, Village Board Room, 10987 Main St., Huntley, Illinois 60142.

ATTENDANCE:

PRESENT: Mayor Timothy Hoeft; Trustees: Ronda Goldman, Niko Kanakaris, Curt Kittel, Harry Leopold, and JR Westberg.

ABSENT: Trustee Holzkopf

IN ATTENDANCE: Village Manager David Johnson, Deputy Village Manager Lisa Armour, Chief of Police Robert Porter, Director of Human Resources Chrissy Hoover, Village Clerk Rita McMahon and Village Attorney John Cowlin.

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

OATHS OF OFFICE

Village Clerk Rita McMahon administered the Oaths of Office to newly promoted Sergeant David Sander and Deputy Chief of Police Linda Hooten.

PUBLIC COMMENTS: None

ITEMS FOR DISCUSSION AND CONSIDERATION:

- a) Consideration – Approval of the July 8, 2021 Bill List in the amount of \$455,236.64

Mayor Hoeft asked if anyone had any questions or comments regarding the bill list; there were none.

A MOTION was made to approve the July 8, 2021 bill List.

MOTION: Trustee Leopold

SECOND: Trustee Kittel

AYES: Trustees: Goldman, Kanakaris, Kittel, Leopold, and Westberg

NAYS: None

ABSENT: Trustee Kittel

The motion carried: 5-1-0

- b) Consideration – An Ordinance Approving a Plat of Easement for Venture One – Huntley Commerce Center

Village Manager David Johnson reported that a private utility service is required for the proposed buildings on the lots within Venture One – Huntley Commerce Center. These utilities, including Nicor, ComEd and AT&T, can serve the lots from the south at Freeman Road. The existing plat of subdivision does not provide public utility easements with the proposed routing of the service lines. The proposed easement will allow for the

installation of the underground utility lines in an appropriate location and ensure that their installation will not interfere with the other future easements within the subdivision. Upon final execution of the easement the plat will be recorded with the appropriate offices in Kane County.

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

A MOTION was made to approve an ordinance accepting the “Plat of Easement of Part of Lot 1 in the Venture One – Huntley Commerce Center.”

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

- c) Consideration – An Ordinance Approving a Plat of Vacation for Venture One – Huntley Commerce Center

Village Manager David Johnson stated that an “Ingress and Egress and Access, Road Purposes, Attendant Drainage and Utility Easement” is shown on the “Plat of Subdivision for Venture One – Huntley Commerce Center” as approved by the Village Board on March 11, 2021 and recorded as document # 2021K026750 in Kane County. This easement was originally created to allow for access from Freeman Road to the adjacent property to the north. With the development of the Venture One subdivision, this easement is no longer necessary. The easement pre-dates the Venture One project and annexation. The easement served as an access to the farm site that was on the property. It is no longer needed and Venture One is requesting to vacate the easement to clear up any future title questions regarding the property. Upon final execution of the vacation the plat will be recorded with the appropriate offices in Kane County.

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

A MOTION was made to approve an Ordinance approving the “Plat of Vacation Part of Lot 1 in Venture One – Huntley Commerce Center.”

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

- d) Consideration – Authorization to Seek Letters of Interest for the Redevelopment of the Catty Property at 11117 S. Church Street

Village Manager David Johnson reported that since purchasing the Catty building in 2017, the Village has marketed the property through various means. In February 2018, the Board authorized staff to issue a Request for Proposals (RFP) to solicit development proposals for the site. No proposals were submitted by the RFP deadline. Staff continued to market the property, and took more than 20 different entities through the building. In August of 2019, after several parties expressed interest in the site, the Board authorized staff to seek written Letters of Interest (LOI) in the property to identify the proposed uses and the development experience of the interested parties and the financial capability of those parties to complete a project. The process required a less

formal submittal than the previous RFP process. The Village received four responses to the LOI. One respondent subsequently withdrew from the process, while the other three all identified options for the rehabilitation and re-use of the building. The proposals ranged from re-use of the structure, a combination of re-use of a portion and razing a portion of the structure, and complete razing.

In December 2019, the Village Board approved a resolution authorizing negotiations to begin with one of the interested parties. Staff began the discussion process but due to the pandemic and the unknown economic impacts at that time for both the Village and the interested party, negotiations did not move forward. The proposed uses were as follows:

- Industrial Event Space (12,200 s.f.)
- Boutique Lodging (4,898 s.f.)
- Craft Cocktail/Bar (3,232 s.f.)
- Food & Beverage Tenant (1,630 s.f.)
- Business Incubation (3,300 s.f.)
- Civic Flex Space (2,600 s.f.)
- Corporate Office Headquarters (5,000 s.f.)

However, several additional parties have come forward over the past year to walk through the building and have expressed interest in the building or site.

Village Manager Johnson continued by stating that due to the renewed interest in the building and site, Staff is requesting authorization to seek Letters of Interest again from any interested parties no later than July 30, 2021, to determine if any of the proposed uses are acceptable to the Village and to identify a developer with the financial capability to complete a project. This process requires a less formal submittal than a Request for Proposals but would serve as a starting point for the Village Board to direct Staff to continue discussions and enter into formal negotiations for the sale and redevelopment of the property if a satisfactory proposal is identified.

Trustee Kanakaris stated he wants to see the Catty building razed. Mayor Hoeft then asked the Trustees to express their intent for the Catty building and property. Trustee Goldman said she would like to see at least a portion of the building saved. Trustee Westberg would also like to see a portion of the building saved but understands some areas of the building may not be salvageable. Trustee Kanakaris and Trustee Leopold would both like to see the building taken down. Trustee Kittel stated he would like to see it saved, but understands that most of the building is not likely to be repairable. Mayor Hoeft said he would like to see the building torn down, but to have the main footprint included in a new structure on site.

Trustee Leopold questioned if there was any positive interest being shown by previous parties and asked if the Village was advertising in the newspaper. Village Manager said staff has reached out to the original parties that submitted proposals and that there are currently six parties that have expressed an interest at this time. He added that the Village has not advertised in the newspaper but the notice is on the HuntleyFirst website. Village Manager Johnson concluded staff was requesting authorization to seek letters of interest at this time and that interested parties would be presented to the Village Board at an upcoming date.

Mayor Hoeft asked if the Village Board had any further comments or questions. There were none.

A MOTION was made to authorize seeking Letters of Interest for the Redevelopment of the Catty Property at 11117 S. Church Street.

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

SPECIAL RECOGNITION: Village Attorney John Cowlin

Village Manager Johnson addressed Village Attorney John Cowlin and thanked him and his firm for the many years of service provided to the Village. Village Manager Johnson added the Village will be retaining his firm as Village prosecutor. Mayor Hoeft also thanked Attorney Cowlin for his service and presented him with a gift in honor of his time and dedication to the Village of Huntley.

VILLAGE ATTORNEY'S REPORT: None

VILLAGE MANAGER'S REPORT: None

VILLAGE PRESIDENT'S REPORT: None

UNFINISHED BUSINESS: None

NEW BUSINESS: None

EXECUTIVE SESSION: None

POSSIBLE ACTION ON ANY CLOSED SESSION ITEM: None

ADJOURNMENT:

There being no further items to discuss, a MOTION was made to adjourn the meeting at 7:33 p.m.

MOTION: Trustee Kanakaris

SECOND: Trustee Westberg

The Voice Vote noted all ayes and the motion carried.

Respectfully submitted,

Rita McMahan
Village Clerk