

**VILLAGE OF HUNTLEY
VILLAGE BOARD
March 10, 2022
MEETING MINUTES**

CALL TO ORDER:

A meeting of the Village Board of the Village of Huntley was called to order on Thursday, March 10, 2022 at 7:00 p.m. in the Municipal Complex, Village Board Room, 10987 Main St., Huntley, Illinois 60142.

ATTENDANCE:

PRESENT: Mayor Timothy Hoeft; Trustees: Mary Holzkopf, Niko Kanakaris, Curt Kittel, and JR Westberg.

ABSENT: Trustee Ronda Goldman and Trustee Harry Leopold

IN ATTENDANCE: Village Manager David Johnson, Deputy Village Manager Lisa Armour, Director of Development Services Charles Nordman, Director of Public Works and Engineering Tim Farrell, Chief of Police Robert Porter, Management Assistant Barbara Read, Information Technology Manager Karl Schmidt and Village Attorney Betsy Gates-Alford.

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

SPECIAL PRESENTATIONS:

a) Introduction of New Police Officers

Chief of Police Robert Porter introduced and provided a brief history of three new officers that recently graduated from the police academy.

- Adam Danowski comes to the Village from the Crystal Lake Police Department and attended the Suburban Law Enforcement Academy. Officer Danowski is a graduate of Crystal Lake South High School. He attended the University of Wisconsin Platteville where he earned his Bachelors of Arts in Criminal Justice with an emphasis in Law Enforcement in 2012. Officer Danowski started his career with the Crystal Lake Police Department in 2012, as a Community Service Officer, and in 2014 he became a police officer.
- Nicholas Orsolini comes to the Village from the Hampshire Police Department. Prior to Hampshire, he served as a Police Officer with the Wayne Police Department. He attended the University of Illinois Police Training Institute Academy. Officer Orsolini is a graduate of Belvidere High School. Officer Orsolini served as a Senior Airman with the United States Air Force, Security Forces. He earned an Outstanding Unit Award, Good Conduct Medal and an Afghanistan Campaign Medal. He was honorably discharged in 2014.
- Zachary Swigart comes to us from the Chicago Heights Police Department. He attended the Chicago Police Academy. Officer Swigart is a graduate of the Liahona Academy (High School) in Utah. He attended College of DuPage where he earned his Associates of Arts Degree in Fire Science. Officer Swigart served in the United States Navy as a Damage Control man on the USS San Jacinto. He was honorably discharged in 2017.

b) Special Recognition of Huntley Park District Director of Parks & Facilities Paul Ostrander's Retirement

Mayor Hoeft recognized and thanked Mr. Paul Ostrander, Director of Parks & Facilities of the Huntley Park District on his dedication to the Huntley Park District and Village of Huntley. Mr. Ostrander is retiring from the Park District after 33 years with the District. He has worked closely with the Village Staff on many projects, developments, and events. Mayor Hoeft read the following certificate of appreciation into the record:

The Village of Huntley Board of Trustees and Staff are proud to recognize Paul Ostrander on his retirement after 33 years with the Huntley Park District.

Paul began his career with the Park District as a landscaper, maintenance worker, planner and most of all as a get-it-done-without-question master of projects. Paul was promoted to the title of Director of Parks and Facilities and guided his team to maintain the growing network of buildings and parks throughout Huntley.

In 2017 the Paul Ostrander Maintenance Building was dedicated to honor Paul for his service to the Huntley Park District and the community. The building stands as a reminder of Paul's legacy of his hard work and love for Huntley.

Thank you Paul for everything you have done and given to the Huntley community over the past 33 years. Best of luck to you in your retirement. Congratulations and Job Well Done!

PUBLIC COMMENTS: None

CONSENT AGENDA:

All items listed under Consent Agenda are considered to be routine by the Village Board and may be approved and/or accepted by one motion with a Roll Call Vote. If further discussion is needed, any member of the Board may request that an item be moved off of the Consent Agenda to Items for Discussion and Consideration.

- a) Consideration – Approval of the February 10, 2022 Village Board Meeting Minutes
- b) Consideration – Approval of the March 10, 2022 Bill List in the Amount of \$300,747.74
- c) Consideration – An Ordinance Establishing Special Service Area Number 17 (Cider Grove – Unit 2) for Maintenance Services
- d) Consideration – A Resolution Authorizing a Fireworks Display Agreement with the Huntley Park District for July 4, 2022

Mayor Hoeft asked if the Village Board had any comments or changes to the Consent Agenda; there were none.

A MOTION was made to approve the March 10, 2022 Consent Agenda.

MOTION: Trustee Kanakaris
SECOND: Trustee Westberg
AYES: Trustees: Holzkopf, Kanakaris, Kittel, and Westberg
NAYS: None
ABSENT: Trustees Goldman and Leopold
The motion carried: 4-0-2

ITEMS FOR DISCUSSION AND CONSIDERATION:

- a) Consideration – An Ordinance Approving an Amendment to a Special Use Permit for a Recreational Vehicle Sales and Service use in the “C-2” PDD - Regional Retail Planned Development District for General RV, 14000 Automall Drive

Director of Development Services Charles Nordman reviewed a power point presentation and said the petitioner is proposing an addition to the existing recreational vehicle service building located at 14000 Automall Drive. The Zoning Ordinance includes recreational vehicle sales/service as a Special Use within the “C-2” PDD Regional Retail Planned Development District. General RV received their original special use and site plan approval to operate a recreational vehicle sales and service use on September 9, 2010 [Ordinance (O)2010-09.48].

STAFF ANALYSIS

Site Plan

General RV is proposing to construct a 19,558 square foot addition directly east of the existing 12,332 square-foot service building. The original service building was constructed in 2013 directly north of the main sales showroom on the premises. The 115’ X 170’ precast addition proposes to occupy paved lot space formerly utilized as an RV parking area. The new addition will accommodate 14 additional drive-in service bays. The addition will be sited to comply with the Zoning Ordinance and has been designed to match the existing structure.

Interior floor plans include open space with trench drains to allow for the general servicing of the recreational vehicles. An equipment mezzanine is proposed, which will connect the existing building with the new space.

Elevations

The proposed building elevations utilize precast panels with a matching tan paint scheme. The north and south facing elevations include 14 drive-in overhead doors (7 on each elevation). The plans indicate a building height of 26 feet to match the height of the existing building. Any new roof-mounted equipment will include integrated screening devices surrounding each piece of equipment to match the existing building.

Parking

The “C-2” district requires 4 parking spaces per 1,000 square feet of gross building area and 2 spaces per service bay. The existing building area dedicated to showroom sales and office remains unchanged at 18,200 square feet, which requires 73 parking spaces. The proposed addition calls for the installation of 14 new repair bays. Including the new addition, there are a total of 54 repair bays on the site requiring 108

parking spaces. The existing passenger vehicle parking areas consist of 161 parking stalls. Therefore, the petitioner is requesting relief to provide a total of 161 of the required 181 passenger parking spaces. Staff notes the petitioner originally received approval in 2010 to provide 43 fewer parking spaces than required by the Zoning Ordinance. Since that time the petitioner has expanded the site several times to add parking and has reduced the amount of relief from that required in 2010. The petitioner also notes that the proposed addition is only to the service building which should not give rise to additional customers or employees and that the existing parking areas adequately address parking demand.

Required Relief

As proposed, the plans will require the following relief to be approved as part of the Site Plan Review:

1. Table XII-2 of the Zoning Code requires 4 parking spaces per 1,000 square feet of gross building area and 2 parking spaces per service bay. The plans provide for 161 parking spaces. Relief is required to allow for 161 parking spaces instead of 181 spaces.

Special Use

An amendment to the Special Use Permit for a Recreational Vehicle Sales / Service use in the "C-2" District is requested to accommodate the proposed addition to the service facility. The petitioner's responses to the standards identified in Section 156.068(E) of the Zoning Ordinance are provided as an attachment to this report. The Plan Commission considered both the public benefit and mitigation of adverse impacts when evaluating the petitioner's evidence.

Plan Commission Recommendation

The Plan Commission conducted a public hearing to consider the petitioner's request on February 28, 2022, and, with no members of the public offering testimony in favor or opposition to the request, unanimously recommended approval of the petition by a vote of 6 to 0, subject to the following conditions:

1. All 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) standards, practices and permit requirements.
2. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
3. No building permits, plans, or Certificates of Occupancy are approved as part of this submittal.

2022-2025 STRATEGIC PLAN ALIGNMENT

The Strategic Plan identifies "*Strong Local Economy*" as a strategic focus and the following goal: "*Location of Choice for New and Expanding Businesses of all Sizes.*" The proposed expansion of General RV is representative of the continued growth and success of the business during its 12 years in Huntley.

FINANCIAL IMPACT

None.

LEGAL ANALYSIS

The required public hearing was conducted by the Plan Commission.

Director of Development Nordman said the petitioner is in attendance to address any questions or concerns of the Village Board.

Trustee Westberg commented that he is a customer of General RV and said their customer service is second

to none. He added that their staff is very courteous and he is glad their business is in Huntley. Trustees Holzkopf, Kanakaris and Kittel all agreed and thanked the petitioner for growing their business in Huntley.

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

A MOTION was made to approve an Ordinance Approving an Amendment to a Special Use Permit for a Recreational Vehicle Sales and Service Use in the “C-2” PDD - Regional Retail Planned Development District for General RV, 14000 Automall Drive.

MOTION: Trustee Kanakaris
SECOND: Trustee Holzkopf
AYES: Trustees: Holzkopf, Kanakaris, Kittel, and Westberg
NAYS: None
ABSENT: Trustees Goldman and Leopold
The motion carried: 4-0-2

- b) Consideration – A Resolution Approving and Authorizing Execution of a Property Purchase and Sale Agreement with Billitteri Enterprises, LLC for the sale of 11808 Coral Street

Mayor Hoeft reported that Staff will present the next three agenda items pertaining to 11808 Coral Street, as one presentation, but there will be three separate motions requested once the discussion is complete.

Village Manager David Johnson requested Mr. John Curtis, Developer and Larry Farrenkopf, Architect representing the petitioner, to come forward and be seated at the table in front. He stated the three items before the Village Board this evening, are the Property Purchase and Sale Agreement with Billitteri Enterprises for the sale of 11808 Coral Street, the Redevelopment Agreement between the Village and Billitteri Enterprises for the redevelopment of 11808 Coral Street, and the Final Plat of Subdivision, Special Use Permit for a restaurant, a Special Use Permit for multi-family dwellings above first floor business uses and a Special Use permit for a Preliminary and Final Planned Unit Development including any necessary relief for the Redevelopment for the Former Huntley Fire Protection District Station One in the downtown.

- 1. Consideration – A Resolution Approving and Authorizing Execution of a Property Purchase and Sale Agreement with Billitteri Enterprises, LLC for the sale of 11808 Coral Street

Village Manager David Johnson began the presentation and reported that on February 10, 2022, the Village Board approved Resolution (R)2022-02.13 Approving and Authorizing Execution of a Purchase and Sale Agreement (PSA) with the Huntley Fire Protection District to purchase the former Station One property at 11808 Coral Street. At the same meeting, the Village Board also approved Resolution (R)2022-02.14 Regarding Potential Disposition of Property Within the Huntley Downtown TIF District and Inviting Submission of Alternative Bids And Proposals for 11808 Coral Street. The deadline for submittals was February 24th. No alternative proposals were submitted. Subject to the Village’s acquisition of fee title to the property, the Village intends to sell a portion of the site to Billitteri Enterprises, LLC (“Developer”) for a mixed-use development consisting of a ground floor restaurant and 18 apartment units (two studio, nine one-bedroom, and seven two-bedroom units on three upper floors).

STAFF ANALYSIS

Per the terms and conditions of the PSA, the Village would agree to sell the southern portion of the property (which includes the old fire station building) to the Developer for \$10 subject to satisfaction of certain contingencies, including the following key items: (i) Village Board and Developer approval of a redevelopment agreement for the project; (ii) Village Board approval of the Developer's petition for required development approvals to accommodate the mixed-use development as proposed; (iii) Developer obtaining financing for not less than 75% of the project costs and establishing an escrow account to pay construction costs; (iv) Developer having provided a performance bond for 110% of the cost to complete the building shell redevelopment; and (v) Developer applying for a building permit to begin work on the project. The redevelopment agreement and development petition are addressed under separate agenda items. The redevelopment agreement also establishes obligations of both the Village and Developer for redevelopment of the property and TIF funds allocated to assist with the project.

The PSA also includes a requirement for the developer to purchase the property to the east at 11011 Woodstock Street, which is planned to be incorporated into a new Woodstock Street parking lot to be constructed by the Village. Alternatively, the contract may be assigned to the Village at the Village's request. Acquisition cost for the 11011 Woodstock St. property is \$260,000, plus closing costs.

Subject to the Village Board's approval of the PSA, as well as the redevelopment agreement and development relief that are addressed under separate agenda items, the anticipated next steps are as follows:

- The Village and Developer will cooperate to complete all remaining due diligence and closing conditions, including Developer's obligation to obtain construction financing, deliver performance security, and acquire the adjacent property at 11011 Woodstock Street.
- Closing will occur 30 days or less after satisfaction of the closing conditions.
- Two closings will be required to complete the transaction described in the PSA: (1) closing on the Village's purchase of the property from the Fire District; and (2) closing on the Village's sale of the southern portion of the property to Developer. It is anticipated that the two closings will occur in close succession.
- Items approved by the Village Board will take effect and be recorded against the property at the closings, including:
 - Deeds
 - Final plat of subdivision,
 - Redevelopment agreement,
 - Ordinance granting special use permits, preliminary and final planned unit development, and other development approvals.
- After closing, the Developer will proceed to redevelop the southern portion of the property as outlined in the PSA and redevelopment agreement. The Village will consolidate and develop the northern portion of the property and the 11011 Woodstock St. parcel as a public parking lot.
- In the event that Developer does not acquire the redevelopment property as contemplated by the PSA, then the redevelopment agreement and zoning approvals will be null and void.

2022-2025 STRATEGIC PLAN ALIGNMENT

The Strategic Plan identifies "*Strong Local Economy*" as a strategic focus and the following goals: "*Location of Choice for Residents*," "*Location of Choice for New and Expanding Businesses of all Sizes*," and "*A Vibrant Downtown Gathering Place*." The addition of housing units in the downtown would create diversity in available housing options, while the addition of a restaurant will offer new dining opportunities. Additional

commercial development in the downtown would also enhance its location as a gathering place and reinforce the economic vitality of the area.

FINANCIAL IMPACT

The property is located in the Downtown TIF. The Village will sell the property to the developer for \$10.00. The preliminary estimated private investment in the project is approximately \$5 million, with an estimated TIF increment of \$1,306,000 generated through the end of the TIF in 2036. Per the proposed redevelopment agreement terms, at least 60% of the incremental property tax revenue generated by the project would be retained by the Village's TIF Fund, and up to 40% of the increment would be used to reimburse TIF-eligible developer expenses until such time as the developer has received the amount of \$386,000. At that time, projected to occur in 2032, the Village would receive 100% of the incremental tax revenue. Additionally, under the proposed redevelopment agreement, the TIF Fund would reimburse up to \$150,000 of eligible expenses related to build-out of the restaurant space. Since the building is currently owned by the Fire District, the property is tax exempt and generates no property tax revenue. In addition to the property tax revenue, the restaurant will generate sales tax revenue and video gaming revenue.

LEGAL ANALYSIS

The Village Attorney has reviewed the agreement and prepared the resolution for Village Board consideration.

Village Manager Johnson continued with the second presentation for the property at 11808 Coral Street.

2. Consideration – An Ordinance Authorizing the Approval and Execution of a Redevelopment Agreement between the Village of Huntley and Billitteri Enterprises, LLC for the Redevelopment of the Property at 11808 Coral Street

Village Manager David Johnson stated that the Village Board approved the Downtown Revitalization Plan in September, 2010 and has worked diligently to implement the plan, including the establishment of a Tax Increment Finance (TIF) District for the area. A fundamental component of the Downtown Plan is the redevelopment of properties within the TIF District. The plan identified the Fire Protection District property at 11808 Coral Street as a key redevelopment parcel appropriate for a mixed-use development that includes retail or dining uses on the ground floor and multi-family units above. The proposal by Billitteri Enterprises (developer) includes a restaurant space of approximately 5,181 square feet on the ground floor with outdoor patio area and the addition of three stories of apartment units above. The Village is the contract purchaser of the former Fire Station One building, having executed a purchase and sale agreement with the Huntley Fire Protection District as approved by the Village Board on February 10th. The Village intends to sell a portion of the property, excluding the parking lot, to the developer subject to a purchase and sale agreement, which is included as a separate agenda item for Village Board consideration.

STAFF ANALYSIS

Per the authorization granted by the Village Board on September 23, 2021, the Village has negotiated a Redevelopment Agreement with the developer to facilitate the redevelopment of the property at 11808 Coral Street for the uses as described above.

Important project elements and key points of the Redevelopment Agreement are as follows:

- a) ± \$5,000,000 private investment project in the Downtown TIF District, the largest to date
- b) Developer has secured a 10-year lease with restaurant operator DC Cobbs for approximately 5,181 square feet of space on the ground floor with an outdoor patio area adjacent to Coral Street

- c) The addition of three stories to the building to accommodate 18 apartment units (two studio, nine one-bedroom, and seven 2-bedroom units) with elevator service for tenants
- d) Developer is required to have in place a construction loan to finance not less than 75% of the cost to complete the project prior to obtaining title, and all construction funds must be placed into a construction escrow account at closing. Per the purchase and sale agreement, closing would occur within 30 days after satisfaction of all pre-conditions
- e) Developer will commence construction within 30 days after closing, with timetable for completion of the building shell by December 31, 2022
- f) The Village will complete the adjacent public parking lot by May 1, 2023
- g) Restaurant to be open to the public by June 30, 2023
- h) Developer must complete the building and obtain a final certificate of occupancy by June 30, 2023
- i) The developer shall furnish to the Village a performance bond in the amount of 110% of the estimated cost of completion of the building shell to ensure its completion in the event that the developer is unable to complete the construction
- j) Provided that developer timely completes the redevelopment as agreed, submits required documentation, and meets other conditions, then developer will receive reimbursement for certain TIF-eligible expenses from the TIF Fund. The agreement provides for allocation of TIF incremental revenues between the Village/TIF and the developer
- k) Developer presentation of project construction progress reports on a monthly basis

2022-2025 STRATEGIC PLAN ALIGNMENT

The Strategic Plan identifies “*Strong Local Economy*” as a strategic focus and the following goals: “*Location of Choice for Residents,*” “*Location of Choice for New and Expanding Businesses of all Sizes,*” and “*A Vibrant Downtown Gathering Place.*” The addition of housing units in the downtown would create diversity in available housing options, while the addition of a restaurant will offer new dining opportunities. Additional commercial development in the downtown would also enhance its location as a gathering place and reinforce the economic vitality of the area.

FINANCIAL IMPACT

Important financial issues addressed in the Redevelopment Agreement include:

- a) Total project cost (developer investment) of at least \$5,000,000 (including tenant build-outs)
- b) Village sells the land to the developer for \$10.00
- c) All development and building permit fees waived for initial buildout of restaurant and apartments
- d) Estimated TIF increment of \$1,306,000 generated through the end of the TIF in 2036
- e) At least 60% of the incremental property tax revenue generated by the project retained by the Village’s TIF Fund, and up to 40% of the increment used to reimburse TIF-eligible developer expenses until such time as the developer has received the maximum amount of \$386,000, projected to occur in 2032; after that, the Village would receive 100% of the incremental tax revenue; the property is currently tax exempt and generates no property tax revenue
- f) All final certificates of occupancy are to be issued for the apartments and restaurant by June 30, 2023 or the maximum reimbursement amount will be reduced by \$500 per day
- g) The TIF Fund will reimburse the developer up to \$150,000 of eligible expenses related to build-out of the restaurant space; \$75,000 paid after issuance of the first building permit and \$75,000 if the restaurant is open to the public by June 30, 2023

Sales tax and video gaming tax revenue will be generated by the restaurant, with 100% of the revenue generated retained by the Village

LEGAL ANALYSIS

The Redevelopment Agreement was prepared by the Village Attorney and all is in order for Village Board approval.

Village Manager Johnson requested Director of Development Services, Charles Nordman to make the third presentation for the Redevelopment of the 11808 Coral Street property.

3. Consideration – An Ordinance Approving (i) a Preliminary and Final Plat of Subdivision; (ii) Special Use Permit for a Restaurant; (iii) Special Use Permit for Multi-Family Dwellings Above First Floor Business Uses; and (iv) Special Use Permit for a Preliminary and Final Planned Unit Development, including any necessary relief, for the Redevelopment for the Former Huntley Fire Protection District Station One, 11808 Coral Street

Director of Development Services Charles Nordman reviewed a power point presentation and reported that the Village Board approved the Downtown Revitalization Plan in September, 2010 and has worked diligently to implement the plan, including the establishment of a Tax Increment Finance (TIF) District for the area. A fundamental component of the Downtown Plan is the redevelopment of properties within the TIF District. The plan identified the Fire Protection District property as a key redevelopment parcel appropriate for a mixed-use development that includes retail or dining uses on the ground floor and multi-family units above. Per Village Board direction on September 23, 2021, Staff began discussions with Billitteri Enterprises (the developer) for a redevelopment agreement for the renovation and re-use of the existing building for a restaurant with outdoor seating in the area adjacent to Coral Street and the addition of three stories of apartment units above. The restaurant operator is Dan Hart, who will be operating a DC Cobbs. The proposal by the developer includes a restaurant space of approximately 5,181 square feet on the ground floor and apartment units as follows: two studio, nine one-bedroom, and seven two-bedroom units for a total of 18 units. The proposal was conceptually reviewed by the Village Board on February 10th. The Village Board approved Resolution (R) 2022-02.15 Authorizing Continued Negotiation of a Redevelopment Agreement with Billitteri Enterprises, LLC for the Former Fire Station Property.

The building is currently still under the ownership of the Huntley Fire Protection District. It is the intent of the Village, subject to certain terms and conditions, to purchase the property from the Fire District and in turn sell a portion of the property to the petitioner subject to a purchase and sale agreement and a redevelopment agreement, both of which are being considered as separate agenda items. In connection with the proposed development, the Fire District property is proposed to be subdivided into two lots: Lot 1/northern lot and Lot 2/southern lot. The southern lot (including the existing building) will be redeveloped by Billitteri Enterprises. The ordinance being presented for Village Board consideration and the requested zoning relief relates to the developer's proposed redevelopment of the southern lot and building. The proposed parking on Lot 1 and the adjacent property to the east is not a part of the proposed ordinance. The site plan for the parking lot will be presented to the Village Board for final approval at a future date.

STAFF ANALYSIS

Preliminary and Final Planned Unit Development

The proposed planned unit development consists of the southern approximately 11,665 square feet of the property commonly known as 11808 Coral Street (Lot 2). The project includes the renovation and re-use of the former Huntley Fire Station One located at 11808 Coral Street for a restaurant and apartments.

Building Elevations and Site Plan

The proposed modifications to the existing building would add three additional stories to the structure, thus creating a four-story building that would have an overall height of 51'-8". The proposed elevations would keep the building's existing brick and add two additional overhead doors to the south elevation, facing Coral Street. The overhead doors would access the restaurant's outdoor patio. The proposed patio would include the use of a retractable roof structure, similar to the one at DC Cobb's McHenry location, which would be enclosable to allow use of the patio through the cooler months of the year. The upper three stories of the building would include a combination of face brick to match the existing building and LP Smart Siding (engineered wood siding). Each of the apartments would include a balcony that would be located on either the north or south elevations of the building. Access to the apartments would be provided on the west elevation of the building and the restaurant's entrance would be located on the south elevation, facing Coral Street. An exterior cooler for the restaurant is proposed at the northeast corner of the building on property that is not owned by the developer, which will require a separate lease agreement to be used for this purpose. The cooler will be faced with the same LP Smart Siding used on the building and landscaping will be planted to further screen it.

The site consists of the existing building and the 13-foot wide private access drive on the west side of the building that connects Coral Street to the two lots. The existing chain link fence along the west lot line of Lot 2 would be removed and replaced with a row of Thin Man arborvitae. This will provide ample screening between the subject property and the property to the west, which includes the dumpster enclosure for Sammy's Bar and Grill.

The dumpster enclosure for the building is proposed to be located at the northwest corner of Lot 1 and to be constructed by the Village to match the existing enclosures within the downtown (behind Parkside, Sal's, and on the east side of the fire station building). The enclosure would provide sufficient space for the trash receptacles required for the restaurant and the apartment units.

The existing curb cut and apron will be utilized for restaurant drop-off and pick-up. All deliveries for the restaurant will take place on Coral Street.

Parking

No on-site parking is proposed on the property. Instead, the restaurant and apartments would utilize nearby public parking facilities. In addition to existing public on- and off-street parking in the downtown, the Village plans to construct a new public parking lot containing approximately 41 off-street parking spaces adjacent to the Property. The Village also plans to add new on-street spaces and expand the Main Street lot. In total, the Village anticipates adding 231 new downtown public parking spaces in 2022-23. The Village's plan for additional downtown parking improvements is included as supporting documentation. Details pertaining to the public parking improvements that will support this development are provided within the terms of the proposed redevelopment agreement.

Required Relief

The following relief is required as part of the Planned Unit Development:

1. The "B-2" zoning district requires a minimum front yard setback of 30 feet. The patio enclosure will be setback ± 2 feet from the Lot 2 front lot line.
2. The "B-2" zoning district requires a rear yard setback of 20 feet. The existing building on Lot 2 will be setback ± 4 feet from the lot line with Lot 1 (future proposed Village-owned public parking lot).

3. The “B-2” zoning district allows a maximum impervious coverage of 85%. The impervious coverage on the PUD site is ±99%.
4. The “B-2” zoning district permits a maximum Floor Area Ratio (FAR) of 1.5 (150%). The proposed FAR for the PUD is 2.0 (200%).
5. The “B-2” zoning district allows a maximum building height of 3-stories / 35 feet. The proposed building height is 4-stories / 51’-8”.
6. The Zoning Ordinance requires 1 parking space for every 3 seats in a restaurant and 2.5 spaces for every dwelling unit in multi-family buildings containing more than 5 units. Based on this, the proposed restaurant and 18 apartment units require 97 parking spaces (this assumes 150 seats within the restaurant). The Proposed Development includes no off-street parking on the Property. Instead, the Proposed Development would utilize public parking within the downtown area. There is existing public on- and off-street parking in the vicinity of the Property, and the Village anticipates construction of significant new Village-owned public parking facilities within the downtown area in 2022-23 to accommodate this and other developments and serve the general public. Planned public parking improvements include construction of a new public parking lot containing approximately 41 off-street parking spaces adjacent to the Property, additional on-street spaces, and expansion of the Main Street lot. In total, there are 231 new parking spaces planned within the downtown in 2022-23.

Special Uses

The subject property is zoned “B-2” Highway Service, which allows both restaurants and multi-family dwellings above first floor business uses as special uses.

Special Use Permit for a Restaurant

The proposed ±5,181 square foot restaurant will be operated by Dan Hart, who will be operating a DC Cobbs. Mr. Hart owns DC Cobbs restaurants in East Dundee, McHenry and was the original owner in Woodstock; owns the Hart’s Garage restaurant in Pingree Grove, Hart’s Saloon in Hebron, and is a partner in Clasen’s Tavern in Union. The proposed restaurant will also include an outdoor patio space of approximately 1,100 square feet at the front of the building. Primary access to the restaurant will be provided at the front of the building, fronting Coral Street.

Special Use Permit for Multi-Family Dwellings Above First Floor Business Uses

As previously stated, three stories will be added to the existing structure to accommodate the proposed apartments above the first floor restaurant. The rental apartments would include two studio, nine one-bedroom, and seven 2-bedroom units for a total of 18 units. The apartment units will include upgraded features such as stainless steel appliances, granite or quartz counter tops, and in-unit washers and dryers. The anticipated monthly rent is expected to range between \$1,200 to \$1,600 per month. Access to the apartment’s elevator lobby will be provided on the west elevation of the building.

Preliminary and Final Plat of Subdivision

The Fire Station is currently platted as Lot 1 and the west half of Lot 2 in Block 1 of the Huntley Station Subdivision. The proposed plat of subdivision will re-subdivide the property to create two lots to accommodate the proposed redevelopment of the site. The plat will subdivide the property to create an ±11,665 square foot lot for the former fire station building and a ±6,254 lot lying to the north of the building. The special use permits and planned unit development approvals relate to the southern ±11,665 square foot lot, which Billitteri Enterprises proposes to acquire and redevelop. It is anticipated that the northern ±6,254 lot will be owned and used by the Village for future development of public parking facilities.

The B-2 Highway Service District requires a minimum lot area of 5,000 square feet and a minimum lot width of 50 feet. Both proposed lots meet the minimum lot area for the “B-2” district; however, the northern lot (Lot 1) being created will require relief since it will not have street frontage. Access to the northern lot (Lot 1) would be provided from Coral Street via a platted ingress-egress easement.

PLAN COMMISSION RECOMMENDATION

The Plan Commission conducted a public hearing to consider the petitioner’s request on February 28, 2022. A Second Street homeowner was the only resident to provide comment during the public hearing. They expressed concern regarding the height of the building. Following extensive discussion regarding the height of the building and parking, the Plan Commission recommended approval of the petition by a vote of 4 to 2, subject to the following conditions:

1. All 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) standards, practices and permit requirements.
2. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
3. No building permits, plans, or Certificates of Occupancy are approved as part of this submittal.
4. Final sign plan for Lot 2 will require Village Board approval prior to issuance of any sign permits.

FINANCIAL IMPACT

The property is located in the Downtown Tax Increment Financing (TIF) District. The preliminary estimated value of the project is approximately \$5 million, with an estimated TIF increment of \$1,306,000 generated through the end of the TIF in 2036. The restaurant will also generate sales tax revenue and video gaming revenue. A redevelopment agreement is proposed that would provide for the petitioner to be reimbursed for TIF-eligible expenses. Details pertaining to the expenses to be reimbursed are provided within the terms of the proposed redevelopment agreement.

LEGAL ANALYSIS

A property purchase and sale agreement and redevelopment agreement are being considered as separate agenda items.

2022-2025 STRATEGIC PLAN ALIGNMENT

The Strategic Plan identifies “*Strong Local Economy*” as a strategic focus and the following goals: “*Location of Choice for Residents*,” “*Location of Choice for New and Expanding Businesses of all Sizes*,” and “*A Vibrant Downtown Gathering Place*.” The addition of housing units in the downtown would create diversity in available housing options, while the addition of a restaurant will offer new dining opportunities. Additional commercial development in the downtown would also enhance its location as a gathering place and reinforce the economic vitality of the area.

Village Manager Johnson reviewed a power point overview of the three agenda items for the Former Huntley Fire Station, 11808 Coral Street outlining the process going forward upon approval of the three motions before the Village Board. Concluding the presentation, Village Manager Johnson asked the petitioner to come forward to address any concerns presented by the Village Board.

Mr. Curtis thanked the Village Manager for his presentation and wished to address the construction escrow. He clarified that the developer does not fully fund the escrow, the bank does, and the developer will make

monthly draws until the construction is completed. Mr. Curtis continued saying how excited he and his team are to make this project happen. They hope to have the plans submitted within the next couple of weeks for Village review and hopefully begin the construction process soon thereafter.

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

Trustee Westberg questioned the necessity to close Coral Street during construction. Mr. Curtis said that most deliveries and crane use will be able to happen on the apron in front of the building and not require Coral Street to be closed. If an occasion should come up that requires Coral Street to be closed, they will notify the Police and Fire Departments and hope to keep Coral Street closed for less than a day.

Trustee Westberg questioned if Mr. Curtis was prepared for a 20 – 30% increase in construction and material costs. He noted another project currently underway in the Village that has come back to the Village Board for deadline extensions adding that he does not want that to happen with this project. Mr. Curtis said they absolutely are prepared for the increases. He said they monitor pricing on a daily basis and update their figures constantly.

Trustee Westberg questioned Village Attorney Gates-Alford if the Village has protocol in line if the developer does not make their deadlines. Village Attorney Gates-Alford said the developer has until the end of December to complete the building shell, and a June 2023 deadline to have the restaurant open and get all the certificates of occupancies in place for the apartments as well. She added that there are conditions in the agreements that cover possible penalties that could apply should they miss a deadline.

Trustee Westberg questioned removing the fence along the property to the west and adding shrubbery. Mr. Curtis said the existing chain link fence is heavily damaged. Village Manager Johnson added that the intent is to create a dense landscape barrier to deter people from cutting through. Trustee Westberg asked if DC Cobbs has the contractors and equipment all in line and ready to go as well. Mr. Curtis stated that Mr. Dan Hart, owner, is responsible for all the procurement but as of their last conversation with him, Mr. Hart indicated that he is in a good position and has everything he needs to complete the job. Trustee Westberg concluded by asking, for the record, that Mr. Hart has indicated, to Mr. Curtis, that he can construct the buildout with no problems and open in June. Mr. Curtis said correct. Trustee Westberg thanked Mr. Curtis for his time.

Trustee Holzkopf asked if the DC Cobbs outdoor refrigeration unit has access from the inside and outside and what hours of operations are being planned for DC Cobbs. Mr. Curtis said access is from the inside only. He said he was not sure of the hours, but anticipates that the hours will be similar to the East Dundee restaurant being opened for lunch and operate until approximately 2:00am.

Trustee Holzkopf asked if they planned on allowing outdoor seating for that length of time adding that she is concerned for the residents in the area including those in the apartment building being affected by the noise. Village Manager Johnson said that staff will meet again with Mr. Hart to discuss his hours of operation and outdoor seating, but at his other DC Cobb locations, he has proven to be a good neighbor to the residents in the area and the expectation is that he will be a good neighbor downtown as well. Village Manager Johnson added that there are other restaurants downtown with outdoor seating and it works fine. Mr. Curtis said that they achieve interior sound transmission ratings and use other material to buffer the noise in the apartments.

Trustee Holzkopf asked if Mr. Hart had staff lined up yet for the new restaurant and approximately how many people he planned to have on staff. Mr. Curtis said that some upper management had been planned for that who is currently on staff at other DC Cobb locations and there will most likely be 50 – 60 people on staff.

Trustee Holzkopf asked what the square footage and rent would be on the apartments. Mr. Curtis replied that the studio units are 540 s.f., one bedroom units are 740 s.f., and the two bedroom units would be approximately 985 s.f. Mr. Curtis added that the rent will be determined by the market once the apartments are ready to be rented but is expected to be between \$1,300 - \$1,325 for a one bedroom unit. She also asked staff if the deadlines proposed in the agreements are hard and steadfast or will the developer be able to come back to the Village Board and ask for an extension as referenced by Trustee Westberg. Village Manager Johnson said the developer will be providing monthly updates to the Village Board through staff to make sure the Village Board stays well informed and that there are provisions within the documents before the Village Board for consideration that include penalties associated with not completing the building shell by the end of December or not opening the restaurant by June 2023. Mr. Curtis said that his team has taken extensive measures to make sure every deadline is met with each project they construct. They have gone so far as to purchase a warehouse so they can purchase and store material and product they know they will use in their projects. He finished by saying he is confident that all deadlines will be met. Trustee Holzkopf concluded by thanking Mr. Curtis and his team for taking a risk building a project like this that includes a new restaurant and apartments, both of which are needed in Huntley.

Trustee Kanakaris complimented Mr. Curtis and his team on constructing nice projects. He asked to confirm that the hood exhaust will go up and out and not out the side and also that window air conditioning units will not be allowed in the apartments. Mr. Curtis said yes, the exhaust will go up and that a split condenser system is used for air conditioning and window units will not be allowed because the building is beautiful and they don't want to take away from that. Trustee Kanakaris said he did have a concern regarding parking and the flow of traffic, and also he would prefer to see one big dumpster picked up several times a week as opposed to smaller dumpsters being used and picked up once a week. Village Manager Johnson said that it has been decided with the developer, to have one large dumpster with multiple pickups.

Trustee Kittel said that most of his questions and concerns were address previously by other Trustees. He added that he appreciates the collaboration with the Village team and the developer. He complimented staff for the details provided in the staff report and appreciates the collaboration and flexibility between the Village and the developer. He concluded thanking Mr. Curtis and his team and is looking for to seeing the project completed downtown.

Mayor Hoeft said he is glad to see the project getting started since discussions have been taking place since last September. He added that staff is continuing to meet weekly with the developer to make sure all concerns are addressed and that the Village Board is kept well informed. He said that he has seen other projects done by the developer in the area and is pleased with the product they provide. Mayor Hoeft said he understand the supply issue and appreciates their effort to purchase and store the materials to ensure the deadlines are met. He added that as far as the parking is concerned, he prefers the parking is throughout the downtown so visitors have to walk past other businesses to get to their destination. Maybe visitors will stop somewhere on their way to the restaurant for a drink ahead of time, or stop somewhere for an after dinner dessert on their way back to their car. Mayor Hoeft concluded by thanking Mr. Curtis and his team for their cooperation, input and dedication in bringing their ideas to Huntley's downtown. He

is confident this will be a quality project that both the developer and the Huntley community will be proud of for many years to come.

Mayor Hoeft asked for a motion for a Resolution Approving and Authorizing the Execution of a Property Purchase and Sale Agreement with Billitteri Enterprises, LLC for 11808 Coral Street.

A MOTION was made to approve a Resolution Approving and Authorizing the Execution of a Property Purchase and Sale Agreement with Billitteri Enterprises, LLC for 11808 Coral Street.

MOTION: Trustee Holzkopf
SECOND: Trustee Kittel
AYES: Trustees: Holzkopf, Kanakaris, Kittel, and Westberg
NAYS: None
ABSENT: Trustees Goldman and Leopold
The motion carried: 4-0-2

Mayor Hoeft asked for a motion for an Ordinance Authorizing Approval and Execution of a Redevelopment Agreement between the Village of Huntley and Billitteri Enterprises, LLC for the Redevelopment of the Property at 11808 Coral Street.

A MOTION was made to approve an Ordinance Authorizing Approval and Execution of a Redevelopment Agreement between the Village of Huntley and Billitteri Enterprises, LLC for the Redevelopment of the Property at 11808 Coral Street.

MOTION: Trustee Westberg
SECOND: Trustee Kanakaris
AYES: Trustees: Holzkopf, Kanakaris, Kittel, and Westberg
NAYS: None
ABSENT: Trustees Goldman and Leopold
The motion carried: 4-0-2

Mayor Hoeft asked for a motion for an Ordinance approving (i) a Preliminary and Final Plat of Subdivision; (ii) Special Use Permit for a Restaurant; (iii) Special Use Permit for Multi-Family Dwellings above first floor business uses; and (iv) Special Use Permit for a Preliminary and Final Planned Unit Development, including any necessary relief, for the Redevelopment for the Former Huntley Fire Protection District Station One, 11808 Coral Street.

A MOTION was made to approve an Ordinance approving (i) a Preliminary and Final Plat of Subdivision; (ii) Special Use Permit for a Restaurant; (iii) Special Use Permit for Multi-Family Dwellings above first floor business uses; and (iv) Special Use Permit for a Preliminary and Final Planned Unit Development, including any necessary relief, for the Redevelopment for the Former Huntley Fire Protection District Station One, 11808 Coral Street.

MOTION: Trustee Kittel
SECOND: Trustee Holzkopf
AYES: Trustees: Holzkopf, Kanakaris, Kittel, and Westberg
NAYS: None
ABSENT: Trustees Goldman and Leopold
The motion carried: 4-0-2

e. Discussion – Authorization to Seek Bids for Infrastructure Improvements Related to the Woodstock Street Parking Lot and Additional Downtown On-Street Parking

Village Manager David Johnson reported the construction of a new municipal parking lot on Woodstock Street adjacent to the Post Office was originally proposed as a 2020 project in the FY20 Budget but was deferred due to Covid concerns. This was in part to alleviate on-street parking concerns in and around the Post Office and in anticipation of new redevelopment opportunities. With the anticipated redevelopment of the former Fire Station One building at 11808 Coral Street, construction of a reconfigured parking lot that includes the parking area on the fire station lot and the property to the east at 11011 Woodstock Street was identified as a capital project in the FY22 Budget.

STAFF ANALYSIS

Design engineering improvements for parking lot reconfiguration and improvements will be ready to bid as early as this spring for summer construction. The project also includes an additional eight on-street parking spaces on the north side of 1st Street. Staff had explored the potential for adding on-street parking on Woodstock Street between 1st and 2nd Street but site constraints, including limited parkway area, location of driveways, and conflicts with dry utilities made that less cost effective. To relieve traffic congestion, an ordinance will be presented for Village Board consideration at a future date that establishes no parking on the west side of Woodstock Street between 1st and 2nd Streets and prior to or in conjunction with the opening of the Woodstock Street lot.

Christopher B. Burke Engineering, Ltd. (CBBEL) has prepared plans for the Woodstock Street Parking Lot and on-street parking on the north side of 1st Street. The number of spaces provided in the Woodstock Street lot are 38 parking stalls, two ADA stalls and one garage stall for a total of 41 stalls. Proposed improvements also include the following:

- Landscaping and fencing with an emphasis on buffering the neighboring properties to the north, west, and south along the footprint for the proposed freezer to service the restaurant
- Parking lot lighting
- Dumpster enclosure to service the residential units and restaurant to the south

2022-2025 STRATEGIC PLAN ALIGNMENT

The Strategic Plan identifies “Strong Local Economy” as a strategic focus and the following goal: “A Vibrant Downtown Gathering Place.” Additional parking in the downtown is important to attract new residential and commercial development.

FINANCIAL IMPACT

The FY22 Budget includes \$750,000 for the Woodstock Street Parking Lot and \$340,000 for the additional on-street parking including construction and engineering in the Downtown TIF Fund 440-00-00-8007. The budget includes funds for land acquisition in the amount of \$260,000.

LEGAL ANALYSIS

None required.

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

Trustee Westberg commented that the parking is needed. Trustee Kittel said that he understands the Village has the funds set aside, but asked how much parking is really set aside. He added that it looks as if

all of the additional spots have been eliminated on Woodstock Street and wondered if the spots would be moved elsewhere. Village Manager Johnson said yes, downtown. Village Manager Johnson continued saying that based on everything discussed this evening with the Trustees, it is understood where the Village is in relation to the terms of construction, pricing and project costs, so it is likely that funds will be readjusted and put towards work south of Main Street.

Mayor Hoeft asked if the Village Board had any additional comments. There were none.

A MOTION was requested to authorize staff to seek bids for infrastructure improvements related to the Woodstock Street Parking Lot and additional on-street parking as outlined on the plan presented.

MOTION: Trustee Westberg
SECOND: Trustee Kanakaris
AYES: Trustees: Holzkopf, Kanakaris, Kittel, and Westberg
NAYS: None
ABSENT: Trustees Goldman and Leopold
The motion carried: 4-0-2

- f. Discussion – Proposed Additional Signage on Sun City Boulevard to Enhance Driver Awareness of the Designated On-Street Parking Condition on the Westbound Traffic Lane Between Del Webb Boulevard and Crestview Drive

This item was pulled from the agenda and will be presented to the Village Board at a later date.

- g. Consideration – A Resolution Approving a Base Bid Award to Manusos General Contracting for the East WWTP UV Disinfection System Replacement in the amount of \$524,000

Director of Public Works & Engineering Tim Farrell reported the treated effluent from the East Wastewater Treatment Plant (WWTP) is required to be disinfected prior to discharge into the receiving stream in accordance with NPDES Permit No. IL0029238. The ultraviolet (UV) light disinfection system at the East WWTP was innovative technology at the time it was installed in 2000 but has since been redesigned and redeveloped by manufacturers in favor of more energy efficient and better performing units. Therefore, an in-kind replacement system is not available. At over 20 years old, the current UV disinfection system is beyond its useful life and has become increasingly difficult to repair and maintain due to the frequency of failure and obtaining replacement parts.

On Thursday, February 10, 2022 Bids were received from five (5) contractors for the East WWTP UV disinfection replacement project. The bid results are summarized in the attached Bid Tab.

STAFF ANALYSIS

The bids have been reviewed by Staff and the lowest responsive, responsible bidder for the East WWTP UV disinfection replacement project is Manusos General Contracting in the base bid amount of \$524,000, approximately 2% over the engineer's estimate of \$513,800. An alternate bid deduct item was included in the bid schedule that removed work associated with mechanical HVAC upgrades, including unit heaters, exhaust fans and louvers identified in the base bid. Manusos General Contracting submitted the lowest

alternate bid in the amount of \$489,055, as well. All is in order to award the East WWTP UV disinfection replacement project base bid to Manusos General Contracting.

The ComEd Energy Efficiency Program offers grants for energy efficiency projects for municipalities. The grants are based on the amount of energy savings. At present, the grant energy savings rate is \$0.12/kW-hr with grants available up to \$250,000. Based upon an average annual energy savings of 1,056 kWhrs/day or 193,248 kWhrs, a grant of approximately \$23,200 could be secured. Village staff and EEI are finalizing the application for this program.

2022-2025 STRATEGIC PLAN ALIGNMENT

The Strategic Plan identifies “Forward Looking Community” as a strategic focus and the following goal: “Management of Infrastructure Assets for Today and Tomorrow.” Replacing the UV disinfection system will significantly reduce resource inefficiencies associated with the existing aging asset.

FINANCIAL IMPACT

The FY22 Budget includes funding in the Wastewater Capital Improvement and Equipment Fund, 525-00-00-8005 for the East WWTP UV disinfection system replacement.

LEGAL ANALYSIS

None required.

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

A MOTION was made to approve a Resolution Approving a Base Bid Award to Manusos General Contracting for the East WWTP UV disinfection system replacement in the amount of \$524,000.

MOTION: Trustee Holzkopf
SECOND: Trustee Kittel
AYES: Trustees: Holzkopf, Kanakaris, Kittel, and Westberg
NAYS: None
ABSENT: Trustees Goldman and Leopold
The motion carried: 4-0-2

- h. Consideration – A Resolution Authorizing a Professional Services Agreement with Engineering Enterprises, Inc. for Construction Engineering Services for the East WWTP UV Disinfection System Replacement in an Amount Not to Exceed \$24,664

Director of Public Works & Engineering Tim Farrell said the treated effluent from the East Wastewater Treatment Plant (WWTP) is required to be disinfected prior to discharge into the receiving stream in accordance with NPDES Permit No. IL0029238. The ultraviolet (UV) light disinfection system at the East WWTP was innovative technology at the time it was installed in 2000 but has since been redesigned and redeveloped by manufacturers in favor of more energy efficient and better performing units. Therefore, an in-kind replacement system is not available. At over 20 years old, the current UV disinfection system is beyond its useful life and has become increasingly difficult to repair and maintain due to the frequency of failure and obtaining replacement parts.

STAFF ANALYSIS

Staff has received a proposal from EEI in the amount of \$24,664.00 for construction engineering services to replace the UV disinfection system at the East WWTP. Engineering services will include project administration, coordinating progress meetings, processing pay applications, document review including shop drawings, O&M manuals, warranty certificates, RFI's and change orders, construction observation, field reports and record drawings.

2022-2025 STRATEGIC PLAN ALIGNMENT

The Strategic Plan identifies "Forward Looking Community" as a strategic focus and the following goal: "Management of Infrastructure Assets for Today and Tomorrow." Replacing the UV disinfection system will significantly reduce resource inefficiencies associated with the existing aging asset.

FINANCIAL IMPACT

The FY22 Budget includes funding in the Wastewater Capital Improvement and Equipment Fund, 525-00-00-8005 for construction engineering services of the East WWTP UV disinfection system replacement.

LEGAL ANALYSIS

None required.

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

A MOTION was made to approve a Resolution Authorizing a Professional Services Agreement with Engineering Enterprises, Inc. for construction engineering services of the East WWTP UV disinfection system replacement in an amount not to exceed \$24,664.

- MOTION:** Trustee Kittel
- SECOND:** Trustee Kanakaris
- AYES:** Trustees: Holzkopf, Kanakaris, Kittel, and Westberg
- NAYS:** None
- ABSENT:** Trustees Goldman and Leopold
- The motion carried: 4-0-2**

- i. Consideration – Approval of the Village of Huntley 2022 Street Improvement Program:
 - i. Approval of a Resolution to Appropriate \$1,500,000 in Motor Fuel Tax Funds for Contract Construction for the 2022 Street Improvement Program
 - ii. Approval of a Resolution Authorizing a Bid Award and Construction Contract with Geske and Sons, Inc. in the Bid amount of \$1,946,875.26 for the 2022 Street Improvement Program

Director of Public Works & Engineering Tim Farrell stated that the 2022 Street Improvement Program targets the resurfacing of three segments of arterial/collector roadways and one residential roadway comprised of approximately 60,000 square yards along approximately 2.5 centerline miles as follows:

<u>Street Name</u>	<u>Limits</u>	<u>Length (ft)</u>	<u>Area (sy)</u>
Haligus Road	Algonquin Road to Huntley-Dundee Road	4,700	23,700
Ruth Road	Algonquin Road to Huntley-Dundee Road	3,400	16,000
Reed Road	East of Route 47 to LITH's Limit	2,500	12,200

Old Reed Road	East Limit to West Limit	<u>2,500</u>	<u>7,700</u>
		Total: 13,100 ft	59,600 sy
		(2.5 miles)	

STAFF ANALYSIS

Staff has reviewed the bids and all is in order for consideration of the bid award to the lowest, responsible bidder, Geske and Sons, Inc. in the bid amount of \$1,946,875.26 contingent upon IDOT approval of the Motor Fuel Tax (MFT) resolution for the appropriation of funds. Work is anticipated to begin starting in Sun City on or about April 18, 2022, with a project completion date of August 12, 2022.

Pavement rehabilitation methods include spot repairs to curb and gutter or ribbon curb (at locations of poor drainage, deteriorated concrete or at ADA ramps) PCC sidewalk repairs (at trip hazards, and ADA accessible ramps retrofits), any necessary structure adjustments, replacement of damaged public utility frames and lids in the parkway/roadway, installation of thermoplastic pavement markings and all turf grass restoration.

Reed Road – 3 Inch Grind & Overlay: The grind and overlay pavement remediation will include removing 3 inches of the existing hot-mix asphalt and resurfacing the roadway with 1.5 inches of new hot mix asphalt surface course and 1.5 inches of hot mix asphalt binder course. Base repairs will be performed using 9-Inch-deep Class D patching. Also included will be select HMA spot repairs to an existing multiuse path along Reed Road.

Haligus Road and Ruth Road – 2-3/4 Inch Grind & Overlay: The grind and overlay pavement remediation will include removing 2-3/4 inches of the existing hot-mix asphalt and resurfacing the roadway with 2 inches of new hot mix asphalt surface course and ¾ inches of polymerized hot mix asphalt binder course. Base repairs will be performed using 11-Inch-deep deep Class D binder patching. Roadside ditch and parkway re-grading will be performed to improve drainage and restore poor areas of existing turf grasses. Also included will be select HMA spot repairs to an existing multiuse path along Haligus Road and partial reconstruction with widening of the existing asphalt multiuse path surface along Ruth Road.

Old Reed Road – 2.0 Inch Grind & Overlay: The grind and overlay pavement remediation will include removing 2.0 inches of the existing hot-mix asphalt and resurfacing the roadway with 2.0 inches of new hot mix asphalt surface course. Base repairs will be performed using 4-Inch-deep Class D patching.

The following work is also included in the 2022 Street Improvement Program:

The existing hot mix asphalt path along the north side of Main Street between Donald Drive and Ruth Road will be removed and replaced with PCC sidewalk. Replacement of existing HMA or PCC commercial driveways is also included with the work.

Sun City NH’s 10, 13, 19, 23 & 38: Retrofitting of 91 ADA curb ramps within this area will include spot repairs to curb and gutter (at locations of poor drainage, deteriorated concrete or at ADA ramps) and PCC sidewalk repairs (ADA accessible curb ramps retrofits). See location maps for general areas.

Crack sealing consisting of routing and cleaning the mainline pavement and existing pavement edge where the surface course meets the face of the concrete curb and gutter and placing a rubberized sealant within the Covington Lakes Subdivision recently re-surfaced as part of the Village’s 2021 MFT Street Program.

On February 24, 2022, the Village received bids from six contractors for the 2022 Street Improvement Program. The bid results are summarized in the bid tabulation summary table.

Bid Tabulation Summary:

COMPANY	BASE BID AMOUNT
<i>Engineer's Estimate</i>	<i>\$1,971,909.75</i>
GESKE AND SONS, INC.	\$1,946,875.26
CURRAN CONTRACTING COMPANY	\$1,995,850.55
ARROW ROAD CONSTRUCTION CO.	\$2,029,341.98
PLOTE CONSTRUCTION, INC.	\$2,034,181.70
J.A. JOHNSON PAVING CO.	\$2,067,700.00
PETER BAKER & SON CO.	\$2,157,383.30

2022-2025 STRATEGIC PLAN ALIGNMENT

The Strategic Plan identifies “*Forward Looking Community*” as a strategic focus and the following goal: “*Management of Infrastructure Assets for Today and Tomorrow.*” Pavement management is a form of asset management which seeks to optimize life-cycle costs of achieving and sustaining a desired target pavement condition.

FINANCIAL IMPACT

The FY22 Budget includes funding for the 2022 program in the amount of \$660,000.00 for engineering and partial construction costs from the Street Improvements and Roads & Bridges Fund, 420-00-00-8001 and \$1,500,000.00 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 Street Improvements and Roads & Bridges Fund.

LEGAL ANALYSIS

Not required.

Mayor Hoeft asked if there were any questions or comments.

Trustee Kanakaris said that since the Village is resurfacing Ruth Road up to Haligus, he thought this would be a good time to fix the crosswalks or install flashers especially by the library. Village Manager Johnson said the Village is working with CBBEL on the assessment of those intersections, and have authorized them to move forward with that project. He said staff will coordinate this request with CBBEL and will provide a follow up report to the Board. Village Manager Johnson said the Village Board could move forward with the consideration of the MFT project, knowing that staff is working with CBBEL on some modifications to the pedestrian and bicycle path network there. The path on the west side of Ruth Road will be reconstructed as a part of this project from Algonquin Road down to Main and then also the path in front of the Fire Station will be removed and a carriage walk installed.

Trustee Holzkopf asked where the resurfacing will stop from Reed Road. Director of Public Works and

Engineering Farrell said it would stop at the east end of the Covington Subdivision just prior to the school because that is where the Lake in the Hills jurisdiction takes over. Trustee Holzkopf said she has been advocating for a crosswalk in that section of their road and asked if there was some way to coordinate with their paving program to create a crosswalk in that area.

Village Manager Johnson said staff had previously met with the Lake in the Hills Administrator and Public Works Director to emphasize the importance of doing the crosswalk there to benefit both communities. The Village of Huntley even offered to resurface that section of the road, however Lake in the Hills did not seem interested at the time. Village Manager Johnson said that since Lake in the Hills is in somewhat of a personnel transition period right now, that Mayor Hoeft had suggested a second meeting with them to revisit the crosswalk proposal. Village Manager Johns stated that he and Mayor Hoeft will try to meet again with Lake in the Hills representatives.

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

A MOTION was made to:

- i. **Approve of a Resolution to Appropriate \$1,500,000 in Motor Fuel Tax Funds for Contract Construction for the 2022 Street Improvement Program**

MOTION: Trustee Westberg
SECOND: Trustee Holzkopf
AYES: Trustees: Holzkopf, Kanakaris, Kittel, and Westberg
NAYS: None
ABSENT: Trustees Goldman and Leopold
The motion carried: 4-0-2

- ii. **Approve of a Resolution Authorizing a Bid Award and Construction Contract with Geske and Sons, Inc. in the Bid amount of \$1,946,875.26 for the 2022 Street Improvement Program**

MOTION: Trustee Holzkopf
SECOND: Trustee Kittel
AYES: Trustees: Holzkopf, Kanakaris, Kittel, and Westberg
NAYS: None
ABSENT: Trustees Goldman and Leopold
The motion carried: 4-0-2

- j. Consideration – A Resolution Approving a Proposal for Professional Construction Engineering Services for the 2022 MFT Street Improvement Program – Christopher B. Burke Engineering, Ltd in an Amount Not to Exceed \$140,000

Director of Public Works & Engineering Tim Farrell said the 2022 Street Improvement Program targets the resurfacing of three segments of arterial/collector roadways and one residential roadway comprised of approximately 60,000 square yards along approximately 2.5 centerline miles. A Proposal for Construction Engineering Services for the 2022 Motor Fuel Tax (MFT) Street Improvement Program has been received from Christopher B. Burke Engineering, Ltd. (CBBEL). Staff has reviewed the proposal and all is in order for Village Board consideration.

STAFF ANALYSIS

All pavement rehabilitation methods described below may include spot repairs to curb and gutter or ribbon curb (at locations of poor drainage, deteriorated concrete or at ADA ramps) PCC sidewalk repairs (at trip hazards, and ADA accessible ramps retrofits), any necessary structure adjustments, replacement of damaged public utility frames and lids in the parkway/roadway, installation of thermoplastic pavement markings and all turf grass restoration.

Reed Road – 3 Inch Grind & Overlay: The grind and overlay pavement remediation will include removing 3 inches of the existing hot-mix asphalt and resurfacing the roadway with 1.5 inches of new hot mix asphalt surface course and 1.5 inches of hot mix asphalt binder course. Base repairs will be performed using 9-Inch-deep Class D patching. Also included will be select HMA spot repairs to an existing multiuse path along Reed Road.

Haligus Road and Ruth Road – 2-3/4 Inch Grind & Overlay: The grind and overlay pavement remediation will include removing 2-3/4 inches of the existing hot-mix asphalt and resurfacing the roadway with 2 inches of new hot mix asphalt surface course and ¾ inches of polymerized hot mix asphalt binder course. Base repairs will be performed using 11-Inch-deep deep Class D binder patching. Roadside ditch and parkway re-grading will be performed to improve drainage and restore poor areas of existing turf grasses. Also included will be select HMA spot repairs to an existing multiuse path along Haligus Road and partial reconstruction with widening of the existing asphalt multiuse path surface along Ruth Road.

Old Reed Road – 2.0 Inch Grind & Overlay: The grind and overlay pavement remediation will include removing 2.0 inches of the existing hot-mix asphalt and resurfacing the roadway with 2.0 inches of new hot mix asphalt surface course. Base repairs will be performed using 4-Inch-deep Class D patching.

The following work is also included in the 2022 Street Improvement Program:

The existing hot mix asphalt path along the north side of Main Street between Donald Drive and Ruth Road will be removed and replaced with PCC sidewalk. Replacement of existing HMA or PCC commercial driveways is also included with the work.

Sun City NH's 10, 13, 19, 23 & 38: Retrofitting of 91 ADA curb ramps within this area will include 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). See location maps for general areas.

Crack sealing consisting of routing and cleaning the mainline pavement and existing pavement edge where the surface course meets the face of the concrete curb and gutter and placing a rubberized sealant within the Covington Lakes Subdivision recently re-surfaced as part of the Village's 2021 MFT Street Program.

2022-2025 STRATEGIC PLAN ALIGNMENT

The Strategic Plan identifies *"Forward Looking Community"* as a strategic focus and the following goal: *"Management of Infrastructure Assets for Today and Tomorrow."* Pavement management is a form of asset management which seeks to optimize life-cycle costs of achieving and sustaining a desired target pavement condition.

FINANCIAL IMPACT

The FY22 Budget includes funding for the 2022 program in the amount of \$660,000.00 for engineering and partial construction costs from the Streets Improvements and Roads & Bridges Fund, 420-00-00-8001 and \$1,500,000.00 for partial construction costs from the MFT Fund, 460-00-00-8001.

LEGAL ANALYSIS

Not required.

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

A MOTION was made to approve a Resolution Approving a Proposal for Professional Construction Engineering Services for the 2022 MFT Street Improvement Program – Christopher B. Burke Engineering, Ltd. in an amount not to exceed \$140,000.

MOTION: Trustee Kanakaris
SECOND: Trustee Holzkopf
AYES: Trustees: Holzkopf, Kanakaris, Kittel, and Westberg
NAYS: None
ABSENT: Trustees Goldman and Leopold
The motion carried: 4-0-2

- k. Consideration – An Ordinance Amending the Huntley Code of Ordinances – Title XI Business Regulations, Chapter 110 Alcoholic Beverages to Create a Class “D-1” Liquor License Classification to Allow for the Retail Sale of Beer and Wine in the Sealed Original Package at Businesses Engaged in the Sale of Gasoline or Gasoline-Related Products

Deputy Village Manager Lisa Armour said the Village of Huntley regulates the sale of alcoholic beverages through its Liquor Control Ordinance in Title XI, Business Regulations, Chapter 110 Alcoholic Beverages, Video Gaming and Electronic Sweepstakes Machines. On January 27th, the Village Board approved Resolution (R)2022-01.06 directing the Village Attorney to prepare a draft code amendment to allow for the issuance of liquor licenses to gasoline stations for the sale of packaged beer and wine off-premises.

STAFF ANALYSIS

A new Class “D-1” license is proposed to accommodate the sale of packaged beer and wine at gas stations only. Hours for sale of alcohol are proposed to start no earlier than 7:00 a.m. and end no later than 12:00 a.m. (midnight). The license fee is proposed to be \$1,500, the same as other Class D liquor licenses. The new license class does not allow for any on-site service or consumption of any kind (i.e. no sampling events). Issuance of a new Class “D-1” license does not create any opportunity for video gaming at a gas station. The proposed hours for sale of alcohol are 7:00 a.m. to midnight daily. Three of the four gas stations in the Village currently operate 24 hours a day, with the fourth closing at 11:00 p.m.

The Class “D-1” proposed amendment language for Chapter 110 of the Code of Ordinances was prepared by the Village Attorney as outlined in bold below:

§ 110.09 CLOSING TIME

(A) It shall be unlawful to sell or offer for sale, at retail or to give away, in or upon any licensed premises, any alcoholic liquor between the hours of 1:00 am and 6:00 am of any Monday, Tuesday, Wednesday, Thursday, or Friday, and between the hours of 2:00 am and 6:00 am of any Saturday; and between the hours of 2:00 a.m. and 9:00 a.m. of any Sunday. Provided, however, that in the event that any Monday, Tuesday, Wednesday, Thursday or Friday shall be a legal holiday, with the exception of "Good Friday," then the same hours shall apply as if such day were a Saturday. In the event that a New Year's Eve shall fall on a Sunday closing time shall be 2:00 a.m. on Monday.

(B) Class "D" licensed premises shall not be allowed to operate between the hours of 2:00 a.m. and 7:00 a.m. of any Sunday.

(C) Class "D-1" licensed premises shall not be allowed to operate between the hours of 12:00 a.m. and 7:00 a.m. Sunday through Saturday.

(D) It shall be unlawful to keep open for business or to admit the public at any premises in or on which alcoholic liquor is sold at retail during the hours within which the sale of such liquor is prohibited. Provided that in the case of restaurants, clubs, drug stores, **gasoline stations**, and hotels, such establishments may be kept open, but no alcoholic liquor may be sold to or consumed by the public during the hours prohibited.

§ 110.23 CLASSIFICATION AND FEES

(A) There shall be ~~eleven~~ **twelve** classes of licenses:

(4.1) Class "D-1." Class "D-1," which shall only permit the retail sale of beer and wine in sealed original packages, and not for consumption on the premises where sold. A Class D-1 license shall be issued only to a business that is engaged in the sale of gasoline and gasoline related products and that does not hold any other class of liquor license issued by the Village for the same premises. The holder of a Class "D-1" license shall not be permitted to conduct any form of alcoholic beverage sampling or tasting events on the premises. The annual fee for a Class "D-1" license shall be \$1,500.

§ 110.24 LIMITATION ON LICENSES

(D.1) There shall be zero Class "D-1" licenses in the corporate limits of the Village at this time.

FINANCIAL IMPACT

The annual fee of \$1,500 is the cost for a Class "D-1" liquor license and must be paid at time of application.

LEGAL ANALYSIS

The Village Attorney prepared the code amendment and all is in order for Village Board consideration.

Mayor Hoeft asked if the Village Board had comments or questions.

Trustee Westberg asked for confirmation that this amendment will be just packaged beer and wine and not include spirits like the little airplane bottles. Deputy Village Manager Armour said yes, packaged beer and wine only.

Trustee Holzkopf said she was against the liquor amendment. She pointed out that alcohol deaths are higher than drug overdoses in America and believes that people do not look at alcohol as being a drug, but it is. She continued saying people are taught that drinking and driving is wrong, and feels this amendment contradicts that statement. Trustee Holzkopf said there are enough businesses in town to purchase alcohol at and cannot support liquor sales at a gas stations.

A MOTION was made to approve an Ordinance amending the Huntley Code of Ordinances – Title XI, Business Regulations, Chapter 110 Alcoholic Beverages to Create a Class “D-1” Liquor License Classification to Allow for the Retail Sale of Beer and Wine in the Sealed Original Package at Businesses Engaged in the Sale of Gasoline or Gasoline-Related Products.

MOTION: Trustee Kanakaris

SECOND: Trustee Kittel

AYES: Trustees: Kanakaris, Kittel, Westberg, and Village President Hoeft

NAYS: Trustee Holzkopf

ABSENT: Trustees Goldman and Leopold

The motion carried: 4-1-2

VILLAGE ATTORNEY’S REPORT: Mayor Hoeft thanked Attorney Gates-Alford for her help in creating and reviewing all the documents for the redevelopment of the old Fire Station.

VILLAGE MANAGER’S REPORT: None

VILLAGE PRESIDENT’S REPORT: Mayor Hoeft announced that the Farmers Market will take place on Saturday in the Legion. He also noted that the Village will have two booths at the Chamber Expo from 9am – 4pm on Saturday.

UNFINISHED BUSINESS: None

NEW BUSINESS: Trustee Kanakaris said he does not like the new Subway sign that was put up at Huntley Court. He asked if something could be done to have them fix the sign. Village Manager Johnson said staff will consult with the Village Attorney to see if there is something that could be done. Trustee Kanakaris also asked if the Village allowed box signs any more other than those that are already there. Village Manager Johnson said that staff is looking into modifying the sign ordinance to do away with the box signs when they are being replaced and to not allow them as a new sign for a business.

Trustee Kanakaris also asked to discuss the fencing around the Village. He said all the fencing is starting to look bad around the subdivisions, especially Wing Pointe where most of the fencing is different colors, and a lot of them are falling over. He asked if moving forward some mandatory rules could apply for fence installations, including possibly using composite material instead of wood and having a height maximum. It would make everything look more cohesive.

Village Manager Johnson said that staff had talked about coming up with a way to improve the fencing situation and said it could start with MI Homes when they come before the Board with their plans, the fencing can certainly be address with more strict rules. As far as improving existing subdivision fencing, perhaps an incentive program could be created to help the Homeowners Association (HOA) to improve the fencing. He added that the Wing Pointe subdivision does not have an HOA so individual homeowners construct the fencing, and that maybe the incentive program could also be used for the homeowners.

EXECUTIVE SESSION: None

POSSIBLE ACTION ON ANY CLOSED SESSION ITEM: None

ADJOURNMENT:

There being no further items to discuss, a MOTION was made to adjourn the meeting at 8:39 p.m.

MOTION: Trustee Kanakaris

SECOND: Trustee Westberg

The Voice Vote noted all ayes and the motion carried.

Respectfully submitted,

Rita McMahon
Village Clerk