

**VILLAGE OF HUNTLEY  
VILLAGE BOARD  
MEETING MINUTES  
August 25, 2022**

**CALL TO ORDER:**

A meeting of the Village Board of the Village of Huntley was called to order on Thursday, August 25, 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: Ronda Goldman, Mary Holzkopf, Niko Kanakaris, Curt Kittel, Harry Leopold and JR Westberg

**ABSENT:** None

**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, Deputy Chief of Police Amy Williams, Management Assistant Barbara Read, and Village Attorney Betsy Gates-Alford

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

**SPECIAL PRESENTATIONS:** None

**PUBLIC COMMENTS:** Mayor Hoeft announced that everyone that signed up for public comments wished to address Item H on the agenda and will be heard at that time.

**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 July 28, 2022 Village Board Meeting Minutes
- b) Consideration – Approval of the August 25, 2022 Bill List in the Amount of \$869,717.40
- c) Consideration – Approving the Purchase of a 2022 Morbark Eger Beaver™ 1621X Brush Chipper from Alexander Equipment through the Sourcewell Cooperative Purchasing Program in the amount of \$70,566.23:
  - i. A Resolution Approving the Purchase of a 2022 Morbark Eger Beaver™ 1621X Brush Chipper
  - ii. An Ordinance Approving an Amendment to the FY22 Budget
- d) Consideration – A Resolution Declaring Surplus Property and Granting Approval of the Sale and/or Disposal of Village-Owned Property
- e) Consideration – An Ordinance Approving a Plat of Easement for ComEd Electric Service, 11011 Woodstock Street

- f) Consideration – A Resolution Approving a Proposal for Professional Design Engineering Services for the 2023 MFT Street Improvement Program – Christopher B. Burke Engineering, Ltd in an Amount Not To Exceed \$162,500

Mayor Hoeft noted that Item d) on the Consent Agenda is being amended to remove vehicle #1213, the 2013 Ford Interceptor Sedan, from the surplus property list for disposal. 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 August 25, 2022 Consent Agenda.**

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

**ITEMS FOR DISCUSSION AND CONSIDERATION:**

- a) Conceptual Review – Proposed Site Plan and Building Elevations for a ±39,120 Square Foot Speculative Industrial Building on Lot 2 of the Duke Realty Corporation Huntley DC Subdivision, Weber Drive

Director of Development Services Charles Nordman said that Universe Carrier (Universe) received approval on February 24, 2022 for a Final Plat of Subdivision and Final Planned Unit Development (PUD) for Phase 1 of the development on Lots 3 and 4 of the Duke Realty Corporation Huntley DC Subdivision on Weber Drive. Construction on Phase 1 is currently underway and it is anticipated that the 100,000 square foot industrial building will be complete in early 2023. Universe is now seeking conceptual review for Phase 2, which consists of a ±39,120 square foot speculative building.

The parcel is zoned “ORI” PUD, Office/Research/Industrial Planned Unit Development, and was annexed into the Village with the Weber parcel to the east on May 8, 2014. The annexation agreement provides for the entire development to follow the “ORI” zoning regulations that were in place at the time of annexation, which allowed Truck Terminal and Warehouse (storage) as permitted uses.

Universe is now proposing to construct a ±39,120 square foot building on Lot 2 of the Duke Realty Corporation Huntley DC Subdivision. Lot 2 fronts on to Weber Drive and is located south of Freeman Road, west of the Weber facility, and northwest of the Universe Carrier Phase 1 building currently under construction. Universe has stated that the newly proposed speculative building would be owned by Universe as an investment property (Universe is not proposing to operate their trucking business from the Phase 2 property).

STAFF ANALYSIS

The subject site is currently vacant and zoned “ORI” PUD, Office/Research/Industrial Planned Unit Development. The petitioner proposes to construct a speculative ±39,120 square-foot multi-tenant building that may be divided in up to four tenant spaces. No specific businesses have been identified for the building at this time. Development in this phase was anticipated with the original development and

addressed in the traffic study conducted for the previous approvals.

The proposed site plan includes parking for 56 passenger vehicles and 54 semi-truck trailers. The parking lot layout allows for cross access between the Phase 1 and Phase 2 properties. The proposed building elevations utilize precast panels and will include 14 overhead doors on the rear (southwest facing) elevation, which consist of 10 drive-in doors and four depressed truck docks. The front of the building will face northeast toward the Weber facility, and will include the main entrances to each tenant space adorned with two-story windows and a canopy installed at each entrance. As this is speculative construction, no specific signage has been presented at this time. Identified tenants will be required to adhere to the Village of Huntley Sign Ordinance.

#### REQUIRED APPROVALS

The proposed plans will require review and approvals from the Plan Commission and Village Board for a Final Planned Unit Development, including any necessary relief.

#### COURTESY REVIEW

The petitioner has requested the Village Board to conceptually review the proposed plans. The Village Board is not required to provide a formal position statement on the proposal, and the petitioner shall not be required to comply with any position statements which are offered. The concept review shall provide the petitioner with initial comments and concerns that should be considered as they proceed in the formal review process. The Village Board and its individual members are not bound by any comments made during the discussion and the petitioner acknowledges that it cannot claim in the future any reliance whatsoever on those comments.

#### 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 Village Board is requested to review the proposed conceptual site plan and building elevations and provide any questions, comments, or concerns for the petitioner to consider as they proceed in the formal review process.

Director Nordman said Ms. Kristen Bruns of Jacob and Heffner and Mr. Mike Hawryluk of ICG representing the petitioner, were in attendance to answer any questions of the Village Board.

Trustee Leopold said he would like to see white lighting on the outside of the building and would like to see the mechanicals screened on the roof.

There were no other questions or concerns.

***No action was taken on this agenda item as it was conceptual review only.***

- b) Consideration – Resolution Approving Payment of Associated Fees to ComEd for the Relocation of Overhead Utilities for the Church Street Parking Lot and Cornell Development Site Improvements

Director of Public Works and Engineering Tim Farrell said subject to Village Board authorization to

proceed with the relocation of overhead utilities in conjunction with the completion of the Church Street and Cornell development parking lots, engineering design and associated fees are required for ComEd to complete the design work.

#### STAFF ANALYSIS

Three options have been identified for Village Board consideration:

Option 1: Relocate one existing utility pole from parking lot to landscape island and re-strand aerial wiring; Estimated cost = \$40,000 (CBBEL estimate based on coordination with ComEd).

Option 2: Underground four aerial lines and eliminate three utility poles between east side of parking lot and northwest corner of Cornell Building; Estimated cost = \$145,751.25 (attached ComEd estimate).

Option 3: Underground seven aerial wires and eliminate six utility poles between east side of parking lot and Mill Street; Estimated cost = \$325,000 (CBBEL estimate based on Option 2 ComEd cost estimate and ComEd coordination); This option can be considered and completed as a continuation of Option 2 at a later date upon future construction of a passenger rail platform.

ComEd requires a nonrefundable advance engineering charge, in the amount of twenty-five percent (25%), or \$36,437.81 of the estimated \$145,751.25 cost for their portion of the work. The deposit for the engineering and design plans will be credited against the actual total Village contribution required for the installation and relocation.

#### 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, associated stormwater management and overhead utility relocation in the downtown is important to attract new residential and commercial development.

#### FINANCIAL IMPACT

The FY22 Budget includes \$2,830,000 for the Church Street Parking Lot and Cornell Development site improvements, including construction and engineering services in the Downtown TIF Fund 440-00-00-8007. In July 2020, the Village issued \$1,500,000 in general obligation debt for infrastructure improvements in the downtown. Those bond proceeds are available for this project.

Mayor Hoeft asked the Village Board for their comments. Trustee Kanakaris said he favored Option 3 to bury all seven of the aerial wires and eliminate six utility poles. Trustee Leopold agreed with burying all of the lines as in Option 3. Trustee Kittel said he originally liked Option 2 of burying four aerial lines and eliminating three utility poles and questioned if there would be a possibility of recouping any funds by burying the lines from the State when the passenger rail platform would be added. Village Manager Johnson said it would be very unlikely to recoup any funding. He added that the Village has been waiting and planning on the passenger rail station for so long and continues to be told that the engineering is ongoing as it has been for the last seven years. Trustee Kittel said then he would go with Option 3 to bury them all at once.

Trustee Goldman said she liked Option 2 to eliminate the three utility poles but to wait to bury the other

lines. Trustee Westberg said he would like to see all of the lines buried with Option 3 to enhance the improvements of the site. Trustee Holzkopf said that although she likes Option 3 for a beautification point of view, she favors Option 2 from a fiscal standpoint. Mayor Hoeft said he was in favor of option 3 to bury all of the lines. He added that it was the right thing to do since the Village asked developers to bury lines, the Village should also do so when possible.

Mayor Hoeft asked for a motion of the Village Board to proceed with Option 3 to bury seven aerial wires and eliminate six utility poles with an estimated cost of \$325,000.

**A MOTION was made to approve a Resolution Approving Payment of Associated Fees to ComEd for the Relocation of Overhead Utilities for the Church Street Parking Lot and Cornell Development Site Improvements for Option 3 Underground seven aerial wires and eliminate six utility poles between the east side of parking lot and Mill Street with an estimated cost of \$325,000.**

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

- c) Consideration – Resolution Approving a Bid Award to Schroeder Asphalt Services, Inc. for the Church Street Parking Lot and Cornell Development Site Improvements in the Amount of \$2,074,787.65

Director of Public Works and Engineering Tim Farrell said Christopher B. Burke Engineering, Ltd. (CBBEL) has prepared plans for the Church Street Parking Lot Expansion and Cornell Site Improvements. The number of new spaces provided in the Church Street and Cornell Parking Lots is 130 parking stalls and seven ADA stalls for a total of 137 new stalls. Proposed improvements also include the following:

- Landscaping and fencing with an emphasis on buffering the neighboring properties to the east
- Patio and landscape feature on north side of building
- Underground stormwater detention to maximize development area
- Dry utility relocations – by ComEd
- On-site water, sanitary sewer and storm sewer utilities
- Mill and overlay including pavement markings of existing parking lot constructed in 2015
- Parking lot lighting
- Dumpster enclosure to service the residential units
- Reserved space for future train station and platform

#### STAFF ANALYSIS

On Thursday, August 11, 2022 four bids were received for the infrastructure improvements related to the Church Street Parking Lot and Cornell Development site improvements. The bid results are summarized in the bid tabulation summary and in the attached bid tab.

Bid Tabulation Summary:

COMPANY	BID AMOUNT
<i>Engineer's Estimate</i>	\$2,230,855.50
<b>Schroeder Asphalt Services Inc.</b>	<b>\$2,074,787.65<sup>1</sup></b>
Berger Excavating Contractors, Inc.	\$2,394,726.00
H. Linden & Sons Sewer and Water, Inc.	\$2,432,714.00 <sup>1</sup>
Martam Construction, Inc.	\$2,596,793.50

<sup>1</sup> Corrected from As-Read Bid

The bid from Schroeder Asphalt Services, Inc. in the amount of \$2,074,787.65 was reviewed by staff and all is in order to award the infrastructure improvements related to the Church Street Parking Lot and Cornell Development site improvements Bid to Schroeder Asphalt Services, Inc. The bid is \$156,067.85 (7%) under the engineer's estimate.

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 and associated stormwater management in the downtown is important to attract new residential and commercial development.

FINANCIAL ANALYSIS

The FY22 Budget includes \$2,830,000 for the Church Street Parking Lot and Cornell Development site improvements, including construction and engineering services in the Downtown TIF Fund 440-00-00-8007. In July 2020, the Village issued \$1,500,000 in general obligation debt for infrastructure improvements in the downtown. Those bond proceeds are available for this project. Funds were also budgeted in the Downtown TIF for this project.

Mayor Hoeft asked if there were any questions or comments. Trustee Holzkopf questioned if Schroeder recently did the improvements in Covington Lakes. Mayor Hoeft said, no they worked in the Northbridge Subdivision. There were no other questions.

**A MOTION was made to approve a Resolution Approving a Bid Award to Schroeder Asphalt Services, Inc. for the Church Street Parking Lot and Cornell Development Site Improvements in the Amount of \$2,074,787.65.**

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

- d) Consideration – Resolution Authorizing a Professional Services Agreement with Christopher B. Burke Engineering, LTD in an Amount Not to Exceed \$202,000 for Church Street Parking Lot and Cornell Development Site Improvements Construction Engineering Services

Director of Public Works and Engineering Tim Farrell stated that the FY22 Budget includes funding for the Church Street Parking Lot and Cornell Development site improvements construction engineering services.

STAFF ANALYSIS

A proposal was received from Christopher B. Burke Engineering, LTD, (CBBEL) for Construction Engineering services for the work that consists of the Church Street Parking Lot Expansion and Cornell Site Improvements. The number of new spaces provided in the Church Street and Cornell parking lots is 130 parking stalls and seven ADA stalls for a total of 137 new stalls. Proposed improvements also include the following:

- Landscaping and fencing with an emphasis on buffering the neighboring properties to the east
- Patio and landscape feature on north side of building
- Underground stormwater detention to maximize development area
- Dry utility relocations – by ComEd
- Parking lot lighting
- On-site water, sanitary sewer and storm sewer utilities
- Mill and overlay including pavement markings of existing parking lot constructed in 2015
- Dumpster enclosure to service the residential units
- Reserved space for future train station and platform

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 and associated stormwater management in the downtown is important to attract new residential and commercial development.

FINANCIAL ANALYSIS

The FY22 Budget includes \$2,830,000 for the Church Street Parking Lot and Cornell Development site improvements, including construction and engineering services in the Downtown TIF Fund 440-00-00-8007. In July 2020, the Village issued \$1,500,000 in general obligation debt for infrastructure improvements in the downtown. Those bond proceeds are available for this project.

Mayor Hoeft asked if there were any questions or comments. There were none.

**A MOTION was made to approve a Resolution Authorizing a Professional Services Agreement with Christopher B. Burke Engineering, LTD in an Amount Not to Exceed \$202,000 for Church Street Parking Lot and Cornell Development Site Improvements Construction Engineering Services**

**MOTION: Trustee Westberg**

**SECOND: Trustee Goldman**

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

**NAYS: None**

**ABSENT: None**

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

e) Discussion - IL Route 47 Roadway Lighting Options

On February 10, 2022 the Village Board authorized a proposal from CBBEL in the amount of \$49,989 to

complete the IL Route 47 Lighting Feasibility Study to identify scope and costs of LED lighting improvements at certain locations along IL Route 47 between Freeman Road and Algonquin Road. IL Route 47 is under the jurisdiction of IDOT and any proposed lighting improvements will be subject to IDOT roadway lighting design standards and require an IDOT permit to construct.

The study is nearly complete and most of the budgetary pricing has been estimated. However, for areas of new street light poles (Areas 1 and 2 identified below), dry utility coordination is in progress and budgetary pricing does not include impacts of any potential dry utility conflicts.

The existing decorative luminaires are manufactured by Hadco and because they are not Design Lights Consortium (DLC) certified, a Hadco replacement would not be eligible for a ComEd energy incentive. The budgetary estimates for replacement and new decorative luminaires are based on a DLC certified LED luminaire manufactured by GE to closely match the existing Hadco decorative luminaire.

#### STAFF ANALYSIS

The study is broken down into areas and budgetary cost estimates as follows:

##### Area 1 (New) - The Intersection of IL Route 47 and Kreutzer Road; (including north to Deicke Park):

- a. Standard Fixture/Standard Pole - Includes using standard spun aluminum roadway type poles with LED cobra head type luminaires. Budgetary cost estimate is \$1,031,000 (not including potential dry utility conflicts).
- b. Decorative Fixture/Decorative Pole - Includes using standard spun aluminum roadway type poles with GE decorative luminaires to closely match existing Rt. 47 Hadco decorative luminaires but with LED bulb. Budgetary cost estimate is \$1,620,000 (not including potential dry utility conflicts).

Area 2 (New) - IL Route 47 from Kreutzer Road (Area 1) South to Freeman Road: includes using standard spun aluminum roadway type poles with LED cobra head type luminaires. Budgetary cost estimate is \$2,624,000 (not including potential dry utility conflicts).

Area 3 (Replace) - The Intersection of IL Route 47 and Freeman Road: Includes utilizing the existing 23 lighting poles and replacing the existing cobra head type luminaires with LED. Budgetary cost estimate is \$40,000. The anticipated ComEd incentive is approximately \$3,600.

Area 4 (Replace) - IL Route 47 from Deicke Park to Algonquin Road: Includes utilizing the existing 94 lighting poles and replacing the existing Hadco decorative luminaires with new DLC certified GE LED luminaires with flat glass lenses that closely match (266 luminaires total). Budgetary cost estimate is \$885,000. The anticipated ComEd incentive is approximately \$19,650.

#### 2022-2025 STRATEGIC PLAN ALIGNMENT

The Strategic Plan identifies “*Forward Looking Community*” as a strategic focus and the following goals: “*Long Range Planning*,” and “*Management of Infrastructure Assets for Today and Tomorrow*.” The IL Route 47 Roadway Lighting Feasibility Study will be used as a planning tool to help guide potential infrastructure asset improvements on IL Route 47 that comply with IDOT standards related to roadway lighting.



## FINANCIAL ANALYSIS

The 5-Year CIP will be adjusted to reflect Village Board direction.

Trustee Leopold asked why the bulbs need to be replaced in the lights from Deicke Park to Algonquin Road. Director Farrell said they did not necessarily need to be replaced, but it would be part of the Village's LED replacement program and ultimately provide a cost savings to the Village. Trustee Leopold questioned if the same light would be used in all the poles if the decision was to extend the poles south to Kreutzer Road. Village Manager Johnson said the poles would look the same if the Board chose to continue the decorative poles to Kreutzer Road but if the Board does not choose to replace the bulbs from Deicke Park to Algonquin Road, then the lights would be different because the new poles would have the LED light in them.

Trustee Leopold said he liked Option 4 and 1B adding that he thought the poles should be consistent starting at Algonquin Road and extend them to Kreutzer Road now, and to extend them to Freeman Road at a later date. Trustee Kanakaris agreed with replacing the bulbs in the current lights but would like to see the lights go all the way south to Freeman Road.

Mayor Hoeft pointed out that the warm orange lights are no longer available and the new lights would be a much brighter white. Mr. Gerry Hennlly, Senior Project Manager for the Mechanical Electrical Engineering Department, from CBBEL explained that they have been working with IDOT and there is a spectrum of light that goes from 6,500 of a Kelvin temperature that is a very blue light. That light is lowered in certain areas to a 2,700 Kelvin temperature which is a softer, lighter white but not quite into the orange spectrum. A 4,000 Kelvin temperature is being proposed for the new lights that is between the other spectrums and does create a more even eye appeal that is not extremely bright. It matches what IDOT has on other roadways. The lights would also match what is being installed at the Cornell.

Trustee Kittel asked if the decision was to not use the decorative poles, could the plain spun aluminum poles be manufactured in black. Director Farrell said yes. Trustee Kittel said he thought the decorative poles are more of a downtown feel and did not think the decorative poles needed to go all the way south to Freeman Road. He was good if the decorative poles went to Kreutzer Road but would prefer the spun aluminum poles to eventually go to Freeman. He also stated that he agrees to change the bulbs in the existing lights.

Trustee Goldman said she agreed with Trustee Kittel and questioned what the overall cost would be to complete all four options. Village Manager Johnson said it would be approximately \$4 million dollars depending on which alternative is used in option 1.

Trustee Westberg said he favored Option 4 only because he would like to see the State pay to install the lights south to Freeman Road. Trustee Holzkopf also agreed with Trustee Kittel, but said she would prefer to use the decorative poles just to Dean Street and the spun aluminum poles to Kreutzer Road. She also agreed to replace the bulbs in the current fixtures.

Trustee Kanakaris questioned why no one seemed to favor installing lights down to Freeman as part of this 5 year program. The consensus of the Trustees stated they did favor going to Freeman but the higher priority was to go to Kreutzer Road at this time, especially to light the intersection.

Trustee Kanakaris asked how far north the lights go at this time. Village Manager Johnson said to the shopping center. Trustee Kanakaris said he would like to see a plan to extend the lights farther north past Reed Road and the businesses in front of the new Jewel. Village Manager Johnson said staff could research that area and report back to the Board.

**Village Board direction was provided regarding IL Route 47 Roadway Lighting Options for inclusion in the 5-Year Capital Improvement Plan (CIP) to be reviewed as part of the FY23 Budget process for Option 4 and 1B.**

- f) Consideration – Resolution Authorization to Distribute a Request for Proposals (RFP) for Consultant Services to Prepare a New Comprehensive Plan

Deputy Village Manager Lisa Armour noted that one of the goals for FY22 was to begin the process of updating the Village’s Comprehensive Land Use Plan (Plan), which was adopted in 2002, with a land use map amendment in 2011, a Transportation Plan amendment in 2012, and other amendments to land use designations for various parcels. The Comprehensive Plan serves as the Village’s official land use and development guide. The plan is intended to represent a unified vision for the future of Huntley that will allow the Village to build on its existing foundation and responsibly accommodate continued growth. A fundamental purpose of this document will be to provide direction for the general public, the Village Board, Village governmental advisory bodies and land developers regarding the uses, intensity and character the Village envisions for particular land parcels within its planning jurisdiction. Through the input of the Village’s many stakeholders, the plan looks to detail a long-term vision and a policy agenda for critical issues including: land use, urban design, housing, infrastructure, parks and open space, natural resources, and more. The framework will clearly outline the Village’s identified goals, objectives and implementation strategies establishing a reliable planning roadmap for the next 10 to 20 years.

#### STAFF ANALYSIS

The Village entered into an employee lease agreement with GovTemps earlier this year to assist in managing the project. The assignment is being handled by Doug Pollock, the retired Village Administrator and Director of Community Development for the Village of Burr Ridge. He has prepared a draft document to seek proposals for a consultant to work with the Village to prepare a new Comprehensive Plan for adoption in 2023. He will continue to assist with the process of reviewing and evaluating proposals.

#### 2022-2025 STRATEGIC PLAN ALIGNMENT

The Strategic Plan identifies “*Forward Looking Community*” as a strategic focus and the following goal: “*Long-Range Planning.*” Specifically, the goal states that the “Village will review and update long-range plans, including the Comprehensive Land Use Plan...to guide future land use decisions...”

#### FINANCIAL ANALYSIS

The project will be included in the FY23 Budget.

#### LEGAL ANALYSIS

Under the Illinois Municipal Code (65 ILCS 5/11-12-5(1)), a city or village plan commission is charged with preparing and recommending to the corporate authorities “a comprehensive plan for the present and future development or redevelopment of the municipality.

Mayor Hoeft asked if there were any questions. Trustee Leopold questioned what the approximate cost would be to have the Plan updated. Village Manager said it may be in excess of \$100,000. Trustee Westberg asked if this project would conflict with The Retail Coach that is currently doing a market analysis of the community. Village Manager Johnson said that all references to economic development have been removed from the RFP. He added that by updating the Plan it will help developers know what the Village would like to see, for instance, along the Route 47 corridor between Freeman Road and Kreutzer Road as an example. Village Manager Johnson said an updated Plan will also help Staff direct developers to areas that are best suited for their business.

Trustee Kittel asked how often the Plan is typically updated. Village Manager Johnson said every 10 – 15 years. Trustee Leopold asked if the current Plan could be used as a model for the new one. Village Manager Johnson said that even though modifications have been done throughout the years, it would be most effective for the Plan to be completely updated. Mayor Hoeft stated that land uses have changed over the last 20 years and by updating the Plan, it provides the Village a new roadmap for the next 20 years.

Mayor Hoeft reminded the Board of Trustees that the motion is to distribute a Request for Proposal and not to begin the update process at this time. He asked if there were any further questions or comments. There were none.

**A MOTION was made to approve a Resolution Authorization to Distribute a Request for Proposals (RFP) for Consultant Services to Prepare a New Comprehensive Plan.**

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

- g) Consideration – Approving and Authorizing Execution of a Property Purchase and Sale Agreement with Chin Chung and Hye Sook Chung for the Purchase of 11312 Main Street:
  - i. Resolution Approving the Purchase and Sale Agreement for the Purchase of 11312 Main Street
  - ii. Ordinance Approving an Amendment to the FY22 Budget

Village Manager Johnson said the Village has negotiated a Purchase Contract for the Village’s purchase of the property at 11312 Main Street (southwest corner of Main Street and Huntley-Dundee Road). The intent of the purchase is to acquire the property for future municipal purposes.

STAFF ANALYSIS

The property is approximately 1.7 acres in size. The property fronts Main Street and is adjacent to the Village’s East Wastewater Treatment Plant on the south side of the site.

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.”* Acquisition of the site adjacent to existing municipal property provides future options for municipal uses.

FINANCIAL ANALYSIS

Purchase price of the property is \$85,000. A budget amendment is required as follows: Capital Projects and Improvements Fund, line item 400-00-00-8100 in the amount of \$28,333.33; Water Capital Improvement and Equipment Fund, line item 515-00-00-8100 in the amount of \$28,333.33; and Wastewater Capital Improvement and Equipment Fund, line item 525-00-00-8100 in the amount of \$28,333.32.

LEGAL ANALYSIS

The Village Attorney has prepared the agreement for Village Board consideration.

Mayor Hoeft asked if there were any questions or comments. There were none.

**A MOTION was made to Approve and Authorize the Authorizing Execution of a Property Purchase and Sale Agreement with Chin Chung and Hye Sook Chung for the Purchase of 11312 Main Street:**

- i. **Resolution Approving the Purchase and Sale Agreement for the Purchase of 11312 Main Street**
- ii. **Ordinance Approving an Amendment to the FY22 Budget**

**MOTION: Trustee Leopold**

**SECOND: Trustee Westberg**

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

**NAYS: None**

**ABSENT: None**

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

- h) Discussion – Allowing Golf Carts on Village Roadways in Addition to Currently Permitted Streets in Sun City and Regency Square

Current Village code permits golf carts on the following streets in Sun City and Regency Square:

- The roadway network within Del Webb’s Sun City
- The streets and roadways within Regency Square Development to include Regency Parkway and Farm Hill Drive

Village code defines a golf cart “as a vehicle specifically designed and intended for the purposes of transporting one or more persons and their golf clubs or maintenance equipment while engaged in the playing of golf, supervising the play of golf, or maintaining the condition of the grounds on a public or private golf course.” Golf carts may only be operated by a licensed driver.

Per a request from a Village Trustee, the Village Board is being asked to consider allowing golf carts on additional roadways within the Village. Roadways not included for consideration are Algonquin Road (McHenry County jurisdiction) and Rt. 47 (State of Illinois jurisdiction). The information provided is for initial discussion and policy direction.

STAFF ANALYSIS

Illinois Vehicle Code (625 ILCS 5/11-1426.1) Operation of non-highway vehicles on streets, roads, and highways) Section (d) states the following:

“A municipality...may authorize, by ordinance or resolution, the operation of non-highway vehicles on roadways under its jurisdiction if the unit of local government determines that the public safety will not be jeopardized.”

In order for a non-highway vehicle to be operated on a roadway it must have, at a minimum, the following: brakes, a steering apparatus, tires, a rearview mirror, red reflectorized warning devices in the front and rear, a slow moving emblem on the rear, a headlight that emits a white light visible from 500 feet to the front, a tail lamp that emits a red light visible from at least 100 feet from the rear, brake lights, and turn signals.

A non-highway vehicle may be operated only on streets where the posted speed limit is 35 miles per hour or less. The driver must have a valid driver’s license and insurance.

A person who drives or is in actual physical control of a non-highway vehicle on a roadway while under the influence is subject to sections 11-500 through 11-502 of the Vehicle Code.

Policy direction is requested regarding the following questions:

1. Does the Board want to allow golf carts to operate on Village streets outside of Sun City and Regency Square?
2. Should golf carts be allowed only in neighborhoods/subdivisions?
3. Should golf carts be allowed to travel on main thoroughfares (i.e. Kreutzer Road, Haligus Road, Reed);
4. Does the Village Board want to require Village conducted safety inspections on golf carts to ensure compliance with the minimum safety requirements as identified by State statute?

Other items for consideration:

- Parking
  - Per the Zoning Ordinance, Section 156.106(D)(1)(C), vehicles shall be parked or stored completely on an impervious surface.
- Roadway width requirements
  - Roadways need to be wide enough to ensure a vehicle can safely pass a golf cart so as to not impede traffic.
    - Illinois Vehicle Code (625 ILCS 5/11-606) states no person shall drive a motor vehicle at such a slow speed as to impede or block the normal and reasonable movement of traffic.
- Registration and Safety Inspections
  - Safety Inspections would include verifying the following:
    - Brakes
    - Steering apparatus
    - Tires
    - Rearview mirror
    - Red reflectorized warning devices (front and rear)

- Slow moving vehicle emblem on rear
- Headlight white light visible from 500 feet
- Tail lamp red light visible from 100 feet
- Brake lights
- Turn signals

#### Insurance

- Penalty Section
  - Violations of this section are enforceable under the Illinois Vehicle Code.

The City of McHenry and the Villages of Fox River Grove and Johnsburg have adopted ordinances to allow golf carts.

#### LEGAL ANALYSIS

Legal review may be required based upon Village Board direction.

Village Manager Johnson concluded and said that staff is available to answer questions. Mayor Hoeft started the public comments by calling forward Mr. Sal Canella.

I'm Sal Canella, 10517 Eastwood Drive. Nice to meet everybody. Thanks for having us here. Just a thought. It would be nice to have the golf cart to get around the neighborhood, visit friends instead of getting in our car and driving. I've been working construction and my knees are getting shot, and it's nice to get in a little golf cart to go visit and shop or whatever and go see our friends. That's all. Thank you. Mayor Hoeft then called Mr. Frank Fallico forward.

Frank Fallico, 10806 Sawgrass Lane. I think the thought is that I have been here since Del Webb has come to fruition. You know, we see the golf carts, we see them being by the restaurants in that area and stuff like that. We have a lot of neighborhoods that are pretty big. I think it's something that would benefit people who wanted to get transportation and not have to do gasoline, cars, stuff like that and gas prices are up. Obviously, you know, Talamore is almost like a Del Webb size too. I think it would be a good idea. Definitely ramifications of safety. So you're right. All the lights and stuff like that need to be out like that. I think if we are looking at safety concerns of children, would they be on them while you have the laws. We could go drive any of these locations and kids are on hover boards and bikes and they are going faster than 35 miles an hour. Those things are fast, and they are not as safe. You are talking about taking a family to the park or taking kids to a park in a golf cart that does not go fast at all. That is my two cents into it. I think it would be okay thing as long as the laws are adhere to. Thank you very much.

Mayor Hoeft asked Mr. Dan Scarpelli to come forward. Good evening. I'm Dan Scarpelli and I live at 10367 Eastwood Drive. I like to see you consider golf carts. I have little ones that like to go to the park and like to take little rides and stuff like that around the neighborhood. I do own a golf cart. I am going to say flat out, street legal. I have turn signals, warning lights, horn, everything the whole nine yards, because I do go to a lot of campgrounds and everything. So once a while I do bring it home and my kids like to go to the parks. I take my kids to a park or I visit a neighbor down the street or a neighbor. I stay local top speeds only 20 miles an hour. Again, there are kids on these electric hover boards that blow right by me. I'm just looking for something as a community for us to get around without getting in our cars. The cars are going to ruin the roads before the golf carts will. That's how I look at it. I'm in the trades, the weight of a car, 1,000 pounds, golf cart 400 pounds. Let's get to save the roads in our

community, our subdivision, golf cart before a car or truck does. So thank you. Hope you guys consider it.

Mayor Hoeft asked Mr. Andy Sylthe to come forward. My name is Andy Sylthe and I live at 8929 Sawyer Street in Talamore. So I for one, I am extremely excited that you have brought this up for discussion. I am all for having golf carts. For some of the points that the other gentleman had pointed out, that they're slow moving vehicles, they go between for most of the ones that are available 10 to 20 miles an hour. I know part of the ILCS states that a municipality can authorize it as long as it's not deemed a safety issue to the community. I'm not sure that you could argue that you know, it's safer in Del Webb than it is in Talamore or Lions Chase or any other community in Huntley. We could drive to the pool, that'd be phenomenal. Just take the kids to the various parks. They are not high traffic areas for the most part. I know that you can't cross over 47. Actually, my ask question is was there a provision for the Del Webb residents to cross 47 to go to the Jewel? I didn't think you could cross any major highways. I know a lot of individuals that would love to be able to have the opportunity, and honestly, if this was going to be taken up for further discussion, I would go get signatures. I know that there are a lot of people in this community that would love to have golf carts. So really, that is all I had to say. Thank you.

Mayor Hoeft asked the Trustees for their input regarding allowing golf carts on Village roadways other than those in Sun City and Regency Square. The overall discussion by the Village Board focused on allowing golf carts within subdivisions only. The discussion included safety and liability concerns as well as how to monitor the legality of golf carts throughout the community and if the golf carts would be able to cross certain roads within the subdivision if they were higher traffic volume or higher speed limits.

Village Manager Johnson said that staff had researched other communities in the area noting that golf carts are allowed in McHenry, Johnsborg and Fox River Grove. He said that staff could prepare an ordinance for the board to review similar to the McHenry ordinance based on the direction of the Village Board if directed. He noted that the McHenry ordinance was very plain and direct as to where golf carts are allowed to cross on limited roadways within the city. Village Manager Johnson stated that staff would not draft an ordinance without direction from the Village Board. Chief Porter said he had also reviewed the McHenry ordinance and added that if someone violates their ordinance they are issued a local citation and could ultimately have their registration and privileges revoked. Chief Porter provided a handout to the Trustees of golf cart incidents that had taken place in Sun City since 2014.

It was then questioned if a new ordinance were to be drafted allowing golf carts within subdivisions would Sun City be grandfathered in with their own set of regulations or would they need to follow the new regulations with the other subdivisions. Attorney Gates-Alford said the Village would have to maintain a rational sense of reasoning in treating all people equal and think about the difficulty for the police officers patrolling the streets if different subdivisions had different rules.

Village Manager Johnson added that if the Village Board approved an ordinance for golf carts to exit Sun City in approved areas, the private property owners might not authorize them on their properties. Golf carts would not automatically be allowed to be on the property of Walmart or other privately owned property outside of Sun City and Regency Square.

Mayor Hoeft asked the Trustees for their policy direction to allow golf carts on Village roadways. Trustees Kittel, Westberg and Kanakarlis were in favor and Trustees Goldman, Holzkopf and Leopold were

against allowing golf carts outside of Sun City and Regency Square. Mayor Hoeft said he was not in favor of allowing golf carts within the subdivisions at this time and added that he thought it would be very difficult to apply the same rules to everyone in the community. As a result, consensus of the Board was not to move forward with directing staff to draft an ordinance allowing golf carts outside of Sun City and Regency Square.

***Policy direction was provided by the Village Board to not move forward with the use of golf carts on Village roadways in addition to the currently permitted roadways within Sun City and Regency Square.***

**VILLAGE ATTORNEY'S REPORT:** None

**VILLAGE MANAGER'S REPORT:** Trustee Westberg asked about the glowing blue lights on the streets. Director of Public Works and Engineering Farrell said there is a malfunction with a chip in some of the lights but replacement lights have already been received and are being replaced.

**VILLAGE PRESIDENT'S REPORT:** Mayor Hoeft stated that Chamber Day is Saturday at the Farmers Market and urged everyone to stop by and visit him at his booth. He added that there will be a free corn boil at Saturday's Farmer Market. Mayor said that fireworks will be held on September 3<sup>rd</sup> at Deicke Park.

**UNFINISHED BUSINESS:** None

**NEW BUSINESS:** Trustee Holzkopf said she would like to point out that the food pantry is in need of liquid dish detergent, personal care products, and cleaning supplies. She added that if someone had products that couldn't make it to the Pantry, she would happily deliver the supplies for them.

**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 8:31 pm.**

**MOTION: Trustee Holzkopf**

**SECOND: Trustee Westberg**

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

Respectfully submitted,

Rita McMahon  
Village Clerk