



**VILLAGE OF HUNTLEY  
AGENDA SUMMARY**

*August 10, 2023  
Village Board Meeting*

---

**Agenda Item:** Approval of the July 27, 2023 Village Board Meeting Minutes

**Department:** Village Manager's Office

---

The following Minutes are presented for Village Board Approval:

- July 27, 2023 Village Board Meeting

**ACTION REQUESTED**

A motion of the Village Board to Approve the July 27, 2023 Village Board Meeting Minutes.

# VILLAGE BOARD MEETING MINUTES

July 27, 2023  
VILLAGE OF HUNTLEY



## CALL TO ORDER:

A meeting of the Village Board of the Village of Huntley was called to order on Thursday, July 27, 2023 at 7:02 p.m. in the Municipal Complex, Village Board Room, 10987 Main St., Huntley, Illinois 60142.

## ATTENDANCE:

**PRESENT:** Village President Timothy Hoeft; Trustees: Vito Benigno, Ronda Goldman, Mary Holzkopf, and JR Westberg

**ABSENT:** Trustees: John Piwko and Ric Zydorowicz

## IN ATTENDANCE:

Village Manager David Johnson, Deputy Village Manager Lisa Armour, Director of Development Services Charles Nordman, Director of Human Resources & Organizational Compliance Chrissy Hoover, Executive Assistant Barbara Read, Communications & Compliance Manager Sarah Palaszewski, and Village Attorney Betsy Gates-Alford.

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

**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 July 13, 2023 Village Board Minutes
- b) Consideration – Approval of the July 27, 2023 Bill List in the Amount of \$1,776,934.20
- c) Consideration – Resolution Approving a Temporary Construction and Access Agreement for the Well No. 13 and Water Treatment Facility Site
- d) Consideration – Approval of Payout Request No. 2 to Plote Construction, Inc. for the Jim Dhamer Drive, Del Webb Boulevard and Manning Road Improvements in the amount of \$315,220.01
- e) Consideration – Approval of Payout Request No. 3 to Arrow Road Construction Company for the 2023 Street Improvement Program in the amount of \$846,400.37
- f) Consideration – Approval of Payout Request No.1 to Alliance Contractors, Inc. for the Public Works Facility Parking Lot, Loading Dock and Garage Floor Project in the amount of \$169,150
- g) Consideration – A Resolution Approving Construction in the Route 47 Right-of-Way
- h) Consideration – Resolution Approving a Temporary Use Permit for Nunda Lodge No. 169 to Hold a Car Show in the Union Special Parking Lot, 1 Union Special Plaza, on September 23, 2023

Village President 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 July 27, 2023 Consent Agenda.**

**MOTION:** Trustee Westberg  
**SECOND:** Trustee Goldman  
**AYES:** Trustees: Benigno, Goldman, Holzkopf, and Westberg  
**NAYS:** None  
**ABSENT:** Trustees: Piwko and Zydorowicz  
**The motion carried: 4-0-2**

**ITEMS FOR DISCUSSION AND CONSIDERATION:**

- a) Consideration – An Ordinance Approving (i) a Final Plat of Subdivision; and (ii) a Simplified Residential Zoning Variance to Allow for More Than One Accessory Storage Structure Other Than a Detached Garage and Front Yard Building Setback Relief in the “RE-1” Residential Estate Residence District, Relating to the Property Located at 7816 S. Union Road (generally located on the east side of Union Road, north of Adamson Road and south of Hemmingsen Road)

Union Farms, LLC is the owner of the ±39 acre parcel located at 7816 S. Union Road. The property is generally located on the east side of Union Road, north of Adamson Road and south of Hemmingsen Road north of Talamore. The property is zoned “RE-1” Residential Estate District.

**Staff Analysis**

*Plat of Subdivision*

The Petitioner proposes a subdivision of the existing ± 39 acre parcel that would result in two individual lots as follows:

- Lot 1 – 2.62 acre (±114,149 sq. ft.) parcel with 308 feet of frontage on Union Road which preserves the existing farmstead.
- Lot 2 – 36.36 acre (±1,583,992 sq. ft.) parcel with 1,008 feet of frontage on Union Road which separates the land utilized for agricultural purposes.

The proposed subdivision meets the minimum lot area and width requirements for the RE-1 zoning district.

*Required Relief*

**NUMBER OF ACCESSORY STRUCTURES:** The Village’s Zoning Ordinance allows for no more than one (1) accessory storage structure, other than a detached garage, to be installed upon a lot within a Residence District. The proposed Plat of Subdivision results in more than one pre-existing accessory storage structure being located upon the lot.

**MINIMUM YARDS:** The Village’s Zoning Ordinance requires a 50 foot front yard setback. The proposed Plat of Subdivision proposes a right-of-way dedication to the Village of Huntley, resulting in the pre-existing principle structure being located closer than the required 50 feet.

*Plan Commission and Zoning Board of Appeals Recommendation*

The Plan Commission and Zoning Board of Appeals conducted public hearings to consider the petitioner’s

requests on July 10, 2023, and, with no members of the public offering testimony in favor or opposition to the requests, unanimously recommended approval of the petition by votes of 6 to 0, subject to the following conditions:

1. Any increase to the number, size, or location of the existing accessory storage structures shall require a reapplication for Simplified Residential Zoning Variation in the manner set forth by the Zoning Ordinance.

**Financial Impact**

None.

**Legal Analysis**

The required public hearing was conducted by the Plan Commission/Zoning Board of Appeals.

**Action Requested**

A motion of the Village Board is requested by the petitioner for an Ordinance Approving (i) a Final Plat of Subdivision; and (ii) a Simplified Residential Zoning Variance to Allow for More Than One Accessory Storage Structure Other Than a Detached Garage and Front Yard Building Setback Relief in the “RE-1” Residential Estate Residence District, Relating to the Property Located at 7816 S. Union Road.

Lisa Waggoner of the Waggoner Law Firm stated that the current owner prefers not to be a landlord and is happy that the current tenant is purchasing part of their property. Ms. Waggoner shared that since the property owner is selling to their tenant, this will maintain the consistency of the property’s maintenance.

Village President Hoeft asked if the Village Board had any comments or questions in regards to this agenda item; there were none.

**A MOTION was made to approve an Ordinance Approving (i) a Final Plat of Subdivision; and (ii) a Simplified Residential Zoning Variance to Allow for More Than One Accessory Storage Structure Other Than a Detached Garage and Front Yard Building Setback Relief in the “RE-1” Residential Estate Residence District, Relating to the Property Located at 7816 S. Union Road.**

**MOTION:** Trustee Benigno  
**SECOND:** Trustee Holzkopf  
**AYES:** Trustees: Benigno, Goldman, Holzkopf, and Westberg  
**NAYS:** None  
**ABSENT:** Trustees: Piwko and Zydorowicz  
**The motion carried: 4-0-2**

- b) Consideration – Ordinance Approving (i) Special Use Permit for Drive-Through Food Service; (ii) Final Plat of Subdivision; and (iii) Final Planned Unit Development, Including Any Necessary Relief, for Two Commercial Buildings Within the “B-3 (PUD)” – Shopping Center Business District for Lot 4 of Huntley Crossings Phase I, southeast corner of Route 47 and Huntley Crossings Drive

Core Huntley, LLC (Core) owns Lot 4 of Huntley Crossings Phase I. The outlot is located at the southeast corner of Route 47 and Huntley Crossings Drive. In December 2022, the Village Board considered conceptual

plans for the lot that included a standalone soft goods retailer and a Valvoline Instant Oil Change. In response to the feedback received at the conceptual review, Core has revised their plans and is now proposing a multi-tenant building and standalone Chipotle drive-through restaurant. The multi-tenant building proposes a Noodles and Company restaurant with a drive-through and an urgent care medical user. The site is zoned "B-3 (PUD)" Shopping Center Business District – Planned Unit Development and is subject to the Rubloff Annexation Agreement. The proposed drive-through restaurants will each require a Special Use Permit.

**STAFF ANALYSIS**

*Plat of Subdivision*

The petitioner proposes a subdivision of the existing 2.74 acre Lot 4 resulting in two individual outlots to be known as Lot 4a and Lot 4b. The newly divided 1.46 acre (±63,724 sq. ft.) Lot 4a would be located at southeast corner of Route 47 and Huntley Crossings Drive. The separate 1.28 acre (±55,709 sq. ft.) Lot 4b would be located directly south of Lot 4a and north of the existing stormwater detention area. The B-3 zoning district requires a minimum lot width of 200 feet and lot area of 80,000 square feet (1.8 acres). Both proposed Lots 4a and 4b will require relief from the required lot width and lot area.

*Site Plan*

The site plan includes the construction of two commercial buildings, one upon each lot. Lot 4a would include a two-tenant, 4,842 square foot single story retail building with a Noodles and Company Restaurant and an urgent care medical facility. Lot 4b proposes a 2,334 square foot freestanding Chipotle Mexican Grill. Lots 4a and 4b would operate under a reciprocal easement agreement with cross access and shared parking provided between the lots. Both buildings provide a drive-through lane for mobile pick up only, as no point of sale menu boards or speakers are proposed. Both buildings provide compliant trash enclosures located within the side parking areas behind each building.

*Access*

The two outlots will receive principle vehicle access from the rear private roadway that runs parallel to Route 47 and connects Powers Road to Huntley Crossings Drive. A shared 25-foot drive aisle runs between the buildings and provides cross access to both lots. Lot 4b also proposes a dedicated access point at the southeast corner of the parcel. The shared drive aisle will require relief from the Annexation Agreement to encroach into the required 10 foot parking field setback along the side yard of each lot. A pedestrian walkway has been provided along the south side of Huntley Crossings Drive, bridging the connection between the Route 47 multi-use path and the existing sidewalk which leads to the Hampton Inn.

*Parking*

The parking lot is located in both the front and alongside of the proposed buildings. Lot 4a provides parking for 26 passenger vehicles, which is 7 parking stalls short of the requirement. Relief has been requested to accommodate a reduction in parking upon lot 4a. Lot 4b provides parking for 31 passenger vehicles, which is 8 parking stalls above the requirement. Because Lot 4a and 4b will have a shared parking agreement, a total of 57 parking stalls are proposed for use by any user between the integrated outlots. All parking stalls measure a compliant 10' X 19' and landscaped islands have been provided as required. Bicycle racks have been provided on each lot.

## *Building Elevations*

### *Lot 4a - Multi-Tenant Building*

Lot 4a building elevations are the same as those provided for the Huntley Crossings retail buildings approved for Lot 7b and 7c to the north. The proposed building is comprised principally of a velour textured gray face brick with soldier course brick above the windows and atop the building. A brown ironspot brick is used as the backdrop for the tenant signage upon the entry parapet and the accent piers throughout. The piers are capped with precast stone and feature decorative sconce lighting. The brick piers are installed on each corner of the building and bookend the storefront glass on the Route 47 frontage and north and south sides of the building. A stone veneer wainscot has been provided along the base of the entire building. Black canvas awnings are provided at the entrances, above the corner storefront glass, and atop the rear access doors.

### *Lot 4b - Chipotle Mexican Grill*

The Chipotle Mexican Grill proposes a nationally approved prototypical plan. The petitioner has upgraded the exterior materials from entirely EIFS to brick in conformance with the Commercial Design Guidelines as required by the Annexation Agreement. The building is clad entirely in knights armor colored brick and features soldier course brick work above the windows, along the drive-through, and atop the building. The Route 47 frontage and south elevations include storefront glass supported by brick columns to house the dine-in seating area. The north elevation also shows a metal paneled bump out which supports the drive-through pickup window. A metal canopy integrated into the building façade is proposed atop the pickup window and the building's main entrance.

## *Lighting*

The Commercial Design Guidelines state that pole and wall mount lighting used in outlot development along Route 47 shall be of decorative design as compatible with the fixtures used in the nearby outlot developments. The lighting plan indicates the use of the Sternberg Prairie Series fixture as proposed in the nearby Lot 6 and Lighthouse Academy developments and closely resembles the style used throughout Huntley Crossings Phase I. The petitioner will be required to match the pole style, color, and fixture mounting height of those used in the neighboring developments.

## *Landscaping*

Landscape plans have been submitted which show a mix of landscaping elements along the west frontage and east rear lot lines. Foundation plantings are provided where possible on the north, south, and west sides of the buildings. The Commercial Design Guidelines require a minimum 10-foot landscape buffer along side lot lines. In order to accommodate the shared drive aisle, the applicant requests relief to allow for a 0' south side landscape buffer upon Lot 4a and a 0' north side landscape buffer upon Lot 4b. The plans for both lots propose a total of 66 new trees offering 12 different species as well as 284 shrubs of 16 different species. Perennials and grasses are proposed near the base of the monument signs. Relief has been requested to accept the landscaping plans as presented. This requested reduction is primarily a result of the shared access driveway between the lots, which reduces the total landscape area for trees to be planted. The plans include a note from the landscape architect that explain the efforts in achieving compliance with the intent of the Village's landscape requirements while also maintaining a horticulturally responsible spacing of trees.

## Signage

### Lot 4a

The two-tenant building has ±65 feet of frontage on Route 47, thereby allowing two wall signs measuring up to a total of 65 square feet. The petitioner proposes a total of six wall signs, including the one wall sign permitted to be installed above each of the two tenant spaces facing Route 47, an additional wall sign to be installed on the rear elevation above each of the tenant spaces, and an additional wall sign upon both the north and south side elevations. Relief has been requested by the petitioner to allow for the installation of four additional wall signs, upon elevations which have no street frontage, and a sign area overage totaling up to ±130 square feet. The petitioner also proposes a freestanding monument sign located within the landscaped island near the northwest corner of the parking lot. The monument has been placed outside of the 100' landscaped greenway buffer and is located at least 25' from back of curb on Huntley Crossings Drive. The 8' tall ±80 square foot monument features a full brick surround, a stone cap, and a compliant ±29 square feet of sign area per side.

### Lot 4b

The standalone building has ±34 feet of frontage on Route 47, thereby allowing one wall sign measuring up to a total of 34 square feet. The petitioner proposes a total of four wall signs, including the one wall sign permitted to be installed facing Route 47, an additional wall sign installed on the rear elevation, and a wall sign upon each the north and south side elevations. Relief has been requested by the petitioner to allow for the installation of three additional wall signs, upon elevations which have no street frontage, and a sign area overage totaling up to ±102 square feet. The petitioner also proposes a freestanding monument sign located within the landscaped island near the southwest corner of the parking lot. The monument has been placed outside of the 100' landscaped greenway buffer and is located at least 10' from the south side property line. The 8' tall ±80 square foot monument features a full brick surround, a stone cap, and a complaint ±24 square feet of sign area per side.

## Village Board Concept Review

The Village Board reviewed revised conceptual plans for Lot 4 on April 13, 2023 and provided the following comments.

1. Two way parking was requested along south drive aisle of lot 4b.
  - *The concept plan was revised to add a two-way drive aisle with 90 degree parking.*
2. Board members noted the need to separate the Lot 4a drive-through aisle from the pedestrian sidewalk provided along the south side of Huntley Crossings Drive.
  - *The site plan was revised to maintain a 7.5' "parkway" between Huntley Crossings Drive and the 5' pedestrian sidewalk. An additional 5' landscape buffer is now provided between the pedestrian sidewalk and the Lot 4a drive-through aisle.*
3. Foundation landscaping was requested within the 10' sidewalk on the front and sides of the buildings.
  - *Foundation landscaping has been added to the front and south sides of both buildings.*
4. Some board members requested enhanced landscaping in the grass area behind the lot 4a building. Other board members recommended pushing the lot 4a building back to accommodate larger patio seating for the restaurant tenant.
  - *The latest configuration shows additional landscaping within the space behind the building. The developer prefers to keep the buildings on lots 4a and 4b aligned to maintain visibly from Route 47. The developer has stated proposed size of the patio meets the tenant's needs.*

5. Façade improvements were requested upon the north and south side elevations of the lot 4a building.
  - *An additional brown ironspot brick accent pier was added to the midpoint of either elevation with a brown soldier course wrapping the upper quarter of the building.*

#### *Plan Commission Recommendation*

The Plan Commission conducted a public hearing to consider the petitioner’s request on July 10, 2023, 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 public improvements and site development must occur in full compliance with the submitted plans and all applicable Village codes, ordinances, and Municipal Services (Engineering, Public Works, Planning and Building) site design standards, practices and permit requirements.
2. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
3. The petitioner shall provide a copy of the reciprocal easement agreement for cross access and shared parking. *(A copy of the REA has been submitted for review and approval.)*
4. The pole and wall mounted lighting fixtures shall be selected to match that of the prairie style used in the neighboring developments. Pole style, color, and mounting height shall be designed to match the existing developments. Any additional lighting specifications shall be submitted for review and approval by the Development Services Department.
5. Any directional signs shall have a brick base.
6. All landscape beds are required to be mulched on an annual basis and dead plantings must be replaced immediately upon decline.
7. No building plans, construction permits, sign permits, or Certificates of Occupancy are approved as part of this submittal.

*The Plan Commission added the following conditions:*

8. An additional wall sign shall be provided upon the east rear elevation of the Lot 4b building. *(Revised plans show that a wall sign was added on the rear elevation.)*
9. The bike rack provided upon Lot 4a shall be relocated to the front of the building. *(Revised Plans show that the bike rack was relocated to the front of the building.)*
10. The dumpster enclosure located in the side parking area of Lot 4a shall be angled to accommodate “pull in” service. *(Revised site plans have accommodated the angled dumpster enclosure.)*

#### **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.*”

#### **FINANCIAL IMPACT**

None.

#### **LEGAL ANALYSIS**

The required public hearing was conducted by the Plan Commission.

#### **ACTION REQUESTED**

A motion of the Village Board is requested by the petitioner for an Ordinance Approving (i) Special Use Permit for Drive-Through Food Service; (ii) Final Plat of Subdivision; and (iii) Final Planned Unit Development,



including any necessary relief, for the construction of two commercial buildings Upon Lot 4 of Huntley Crossings Phase I.

Trustee Goldman shared her excitement for the development and requested more information on the urgent care facility mentioned in the proposal. Adam Firsel of Core Huntley, LLC. stated the urgent care facility is a walk-in clinic and is not connected to a hospital; he does not yet have a signed lease with the urgent care provider. Trustee Goldman inquired if there will be certified doctors and nurses employed at the urgent care facility. Mr. Firsel responded in the affirmative. Village Manager David Johnson stated that the Village will continue to communicate with Mr. Firsel on the new urgent care facility. Adam Bell of Core Huntley, LLC. stated that they can share more information in the future.

Trustee Holzkopf inquired for more details on the type of urgent care facility, for example could someone attain a X-Ray at the facility. Mr. Firsel stated that the urgent care facility will not have a X-Ray machine. Trustee Holzkopf inquired if the lot's entrance and exit are two-way, not one-way. Mr. Firsel confirmed the entrance and exit are two-way.

Trustee Westberg requested confirmation that the Chipotle doorway entry is only on the south side of the building. Mr. Firsel replied in the affirmative. Trustee Westberg expressed his concern over the cars potentially stacking in Chipotle's drive-thru. Mr. Firsel stated that since it is grab and go and not a typical drive-thru, stacking is unlikely. Trustee Westberg expressed an interest in seeing more landscaping and a second crosswalk. Mr. Firsel stated due to ADA code, he is unable to adjust the parking stall for an additional crosswalk. Director Nordman stated that any future use of the site would have to come back for a new special use permit and stacking at the drive-thru would be reviewed.

Trustee Benigno inquired on the construction timeline and estimated completion date. Mr. Firsel stated he wishes to break ground in September with the four month construction timeline concluding at the end of the calendar year.

Trustee Holzkopf confirmed Lot 4a provides parking for 26 passenger vehicles, which is 7 parking stalls short of the requirement. Mr. Firsel responded in the affirmative. Trustee Holzkopf requested an additional crosswalk connecting Lots 4a and 4b so people could visit both sites safely. Mr. Bell stated that this could potentially be accommodated however it would reduce the landscaping between the lots. Mr. Firsel stated he will look into a way to accommodate the crosswalk.

**A MOTION was made to approve the Ordinance Approving (i) Special Use Permit for Drive-Through Food Service; (ii) Final Plat of Subdivision; and (iii) Final Planned Unit Development, Including Any Necessary Relief, for Two Commercial Buildings Within the "B-3 (PUD)" – Shopping Center Business District for Lot 4 of Huntley Crossings Phase I, southeast corner of Route 47 and Huntley Crossings Drive**

**MOTION:** Trustee Benigno  
**SECOND:** Trustee Westberg  
**AYES:** Trustees: Benigno, Goldman, Holzkopf, and Westberg  
**NAYS:** None  
**ABSENT:** Trustees: Piwko and Zydorowicz  
**The motion carried: 4-0-2**

- c) Discussion - Resolution Approving Change Order No. 2 for the South Church and Mill Streets Streetscape Improvements to Schroeder Asphalt Services, Inc. in the Amount of \$150,000

Change Order No. 1 Alternate bid scope of work included improvements on Mill Street east of Church Street to Myrtle Street consisting of water main and storm sewer replacements, select curb & gutter, driveway apron and sidewalk replacements and pavement removal and replacement with a 4.5" asphalt section. Change Order No. 2 includes the Mill & Overlay of Mill Street west of the UP Railroad to IL Rt. 47 and Dean Street from Mill Street to Martin Drive. Proposed improvements to note include the following:

The scope of work includes:

- 1.5" HMA Surface Removal and HMA Surface Course
- Three (3) ADA ramp retrofits at the intersection of Mill and Dean
- Spot sidewalk/curb replacement on Mill Street adjacent to the old Deans facility

The scope of work does not include:

- Concrete driveways
- Any work related to the UPRR ROW at crossing.

### **Staff Analysis**

The change order amount of \$150,000 for the Mill Street and Dean Street scope of work has been reviewed by the Public Works & Engineering Department Staff.

### **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*." A new streetscape adjacent to the Cornell Development is fundamental to complement the residential redevelopment project.

### **Financial Impact**

The FY23 Budget includes adequate funding for the Change Order #2 scope of work of the South Church and Mill Streets Streetscape Improvements in the Street Improvements and Roads & Bridges Fund, 420-00-00-8001.

### **Legal Analysis**

None required.

### **Action Requested**

A motion of the Village Board for a Resolution Approving Change Order #2 for the South Church and Mill Streets Streetscape Improvements to Schroeder Asphalt Services, Inc. in the Amount of \$150,000.

Village President Hoeft asked if the Village Board had any comments or questions in regards to this agenda item; there were none.

**A MOTION was made to approve the Resolution Approving Change Order No. 2 for the South Church and Mill Streets Streetscape Improvements to Schroeder Asphalt Services, Inc. in the Amount of \$150,000**

**MOTION:** Trustee Holzkopf  
**SECOND:** Trustee Westberg

**AYES:** Trustees: Benigno, Goldman, Holzkopf, and Westberg  
**NAYS:** None  
**ABSENT:** Trustees: Piwko and Zydorowicz  
**The motion carried: 4-0-2**

**VILLAGE ATTORNEY’S REPORT:** None

**VILLAGE MANAGER’S REPORT:** Village Manager David Johnson shared that the parking lots on Church and Woodstock Streets are nearly complete and look excellent.

Trustee Goldman expressed concern over traffic on the north and south access roads through Huntley Crossing Phase 1 and Phase 2. Mr. Johnson stated that the roads are private and there are stop signs along the road. Mr. Johnson committed to talking with the Police Department about monitoring the area in response to her concerns.

**VILLAGE PRESIDENT’S REPORT:** Village President Hoeft reminded everyone that Saturday is the Farmer’s Market; and Sunday is the Bike Huntley event with registration starting at 10:00 a.m. and the ride starting at 11:00 a.m. and is followed by a picnic in the Square. Tuesday’s National Night Out on Main Street is from 5:00 – 7:00 p.m. followed by the Bella Cain concert. Mayor Hoeft encouraged everyone to come out and participate in Enjoy Huntley next week.

**UNFINISHED BUSINESS:** None

**NEW BUSINESS:** None

**EXECUTIVE SESSION:** Mayor Hoeft asked for a motion to enter into Executive Session for Collective Bargaining and the Property Acquisition, Purchase, Sale, or Lease of Real Estate. There is no action on closed session items for the Village Board.

**A MOTION was made at 7:44 p.m. to Enter into Executive Session for discussion on Collective Bargaining and the Property Acquisition, Purchase, Sale, or Lease of Real Estate.**

**MOTION:** Trustee Holzkopf  
**SECOND:** Trustee Westberg  
**AYES:** Trustees: Benigno, Goldman, Holzkopf, and Westberg  
**NAYS:** None  
**ABSENT:** Trustees: Piwko & Zydorowicz  
**The motion carried: 4-0-2**

**A MOTION was made at 8:00 p.m. to Exit Executive Session.**

**MOTION:** Trustee Holzkopf  
**SECOND:** Trustee Westberg  
**AYES:** Trustees: Benigno, Goldman, Holzkopf, and Westberg  
**NAYS:** None  
**ABSENT:** Trustees: Piwko & Zydorowicz  
**The motion carried: 4-0-2**

**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 8:02 p.m.**

**MOTION: Trustee Holzkopf**

**SECOND: Trustee Westberg**

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

**Respectfully submitted,**

**Sarah Palaszewski**

**Communications & Compliance Manager**