

**VILLAGE OF HUNTLEY  
PLANNING COMMISSION & ZONING BOARD OF APPEALS  
JOINT MEETING**

Wednesday, January 16, 2008

MINUTES

5

**CALL TO ORDER**

Chairman Ron Hahn called to order the joint meeting of the Planning Commission and the Zoning Board of Appeals of the Village of Huntley on Wednesday, January 16, 2008 at 7:00pm in the Municipal Complex Village Board Room at 10987 Main St, Huntley, Illinois 60142. The room is handicap accessible.

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**ATTENDANCE**

15

**PLANNING**

**COMMISSIONERS**

**PRESENT:**

Chairman Ron Hahn; Commissioners: Dawn Ellison (arrived 7:15pm), Tom Kibort, Russ Palermo, David Patterson and Len Stensing

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**COMMISSIONERS**

**ABSENT:**

Commissioner Ruby Hornig

**ZONING BOARD**

Chairman Jack Tures; Members: Donald Bond, Christopher Habel, Lee Linnenkohl, Joe Manning and Lou Stanczak.

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**ZONING BOARD**

**MEMBERS ABSENT:**

Member Terri Martin

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**ALSO PRESENT:** Senior Planner Charles Nordman, Planner James Williams, Director of Development Services Lisa Armour, and Recording Secretary Anita Powers of Karick & Associates.

**APPROVAL OF MINUTES**

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A. Approval of the December 10, 2007 Planning Commission Meeting Minutes

Chairman Hahn asked if there were any additions or corrections to the minutes. There were none.

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Commissioner Patterson expressed his disappointment that comments concerning his No vote on the Jiffy Lube petition were not included in the minutes.

**A MOTION was made to approve the December 10, 2007 Planning Commission Meeting Minutes as presented**

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**MOVED:** Commissioner Patterson  
**SECONDED:** Commissioner Stensing  
**AYES:** Commissioners Tom Kibort, Russ Palermo, David Patterson, Len Stensing, and Chairman Hahn  
5 **NAYS:** None  
**ABSTAIN:** None  
**MOTION CARRIED** 5:0:0

10 B. Approval of the December 12, 2007 Zoning Board of Appeals Meeting Minutes

Chairman Tures asked if there were any additions or corrections to the minutes. There were none.

15 **A MOTION was made to approve the December 12, 2007 Zoning Board of Appeals Meeting Minutes as presented**

**MOVED:** Member Linnenkohl  
**SECONDED:** Member Stanczak  
20 **AYES:** Members Lee Linnenkohl, Joe Manning, Lou Stanczak, and Chairman Jack Tures  
**NAYS:** None  
**ABSTAIN:** Members Donald Bond and Christopher Habel  
**MOTION CARRIED** 4:0:2

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## **PETITIONS**

30 Chairman Hahn welcomed the members of the audience, clarified the responsibilities of the advisory boards, and reviewed the petition approval process.

**A. Petition No. 08-01.1 – Del Webb Communities of Illinois Inc., Neighborhood 35:  
Amended Final Plat of Subdivision – *Planning Commission Consideration Only*  
(7:06-7:22pm)**

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### **Petitioner's Request**

The petitioner is requesting an amended Final Plat of Subdivision for the subject property to accommodate single-family residential lots rather than the previously proposed duplex residential units.

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### **Petitioners/Owner**

Del Webb Communities of Illinois Inc.  
12555 Farm Hill Drive  
Huntley, Illinois 60142

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**Location**

Neighborhood 35 is located southeast of Neighborhood 34 and north of Jim Dhamer Drive. The gross site area is approximately 22.15 acres.

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Planner Williams presented a PowerPoint presentation including a site plan.

**Development Overview**

The petitioner, Del Webb, originally received a Planning Commission recommendation for approval for the 117-lot, sixplex-version of NH 35 Final Plat on May 9, 2005 and Village Board approval on May 26, 2005. A duplex-version approval followed in the autumn of 2006 (Planning Commission – 10/11/06; Village Board – 10/19/06).

The proposed amended plat includes 106 single-family lots on 22.15 total gross acres (4.79 DUs/acre), yielding 7.09 dwelling units per net (14.95) residential acres. The southern portion of this subdivision abuts Jim Dhamer Drive.

The total open space on the proposed plat is 4.32 acres, or 19.5%. The open space is generally the wetlands adjacent to the creek separating Neighborhoods 34 and 35 and outlots on the northwest and northeast corners of the Neighborhood.

The amended plat is in conformance with the site standards for the *MF-1-zoned*, Villa Residential Planned Development District (per *Amendment to Annexation Agreement*, dated 7-24-1997, Exhibit E; Item 4e.) which includes the following requirements:

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- 1. Lot area: No minimum
- 2. Lot width: No minimum width
- 3. Site coverage: 50% maximum, includes only primary and secondary buildings
- 4. Building setbacks:
  - 30 Front setback: 20 feet minimum
  - Side: 5 feet minimum
  - Combined side yard: 10 feet minimum
  - Abutting a street: 15 feet minimum
  - Building to building: 10 feet minimum
  - 35 Rear: 20 feet minimum

The amended plat serves to replace the previously approved *attached*-duplex dwelling units with detached single-family units in response to recent Village code amendments whereby the installation of fire suppression sprinkler systems is no longer required in detached single-family dwelling units. However, fire suppression sprinkler systems are to be offered as an option and proof of a home buyer’s acknowledgment of this option is also required by the Village.

**Landscaping**

Planner Williams presented a landscape plan.

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Due to the close proximity of the proposed dwelling units to Jim Dhamer Drive in Neighborhood 34 and 35, Staff requested the developer to enhance the landscaping buffer adjacent to the roadway. Due to grading issues, it was determined that in order to maximize the landscape buffer it would need to be located within the right-of-way along Jim Dhamer Drive. As a result, the ordinance approving the Amended Final Plat of Subdivision included a condition of approval requiring an amended landscape plan that included additional trees within the Jim Dhamer Drive right-of-way.

The petitioner will be required to obtain the final approval of the landscape plans from the Village Forester prior to the execution of the plat documents.

With the conclusion of the PowerPoint presentation, Chairman Hahn asked if there were any questions.

Commissioner Kibort asked about the emergency access on the southeast side. Planner Williams explained that it will be constructed of Geo-Block type material.

Commissioner Patterson asked if the lot size is acceptable for single family homes. Mr. Bernie Pallardy with Del Webb explained that the lot sizes have not changed, only the product and setbacks are being modified. The side yard setbacks will now be 5-foot which is typical of other single family homes in Del Webb. Mr. Pallardy noted that lot lines and density have not changed. Commissioner Patterson stated that he prefers the smaller homes as previously proposed and asked about the average lot size. Mr. Pallardy stated that the average size is 4,000-5,000 s.f.

Commissioner Patterson suggested that the size be reduced to the same as Classic. Commissioner Kibort asked if the dimensions are the same as the Classic design. Mr. Pallardy answered yes, the side yard setback is the same but the lot size is not.

Chairman Hahn asked if the footprint of the house has changed since the previously reviewed plan. Mr. Pallardy answered that the only change is that the units are no longer connected underground.

Commissioner Kibort asked if the market is better for single-family units. Mr. Pallardy explained that as the Del Webb community evolved there was a higher than expected demand for single-family units. Commissioner Stensing asked about the price range of the units. Mr. Pallardy stated that more options will be included and he believes the price point will be in the \$170,000s.

Commissioner Stensing asked if any buildings have been constructed within this neighborhood yet. Mr. Pallardy answered no.

Commissioner Ellison stated that she is also concerned with the proposed change.

Commissioner Kibort recognized that many Del Webb residents prefer a smaller lot size for maintenance but the setback is for safety. Mr. Pallardy added that the smaller lot size

has an overall benefit for the customer because of the lower maintenance cost and Homeowners Association costs.

5 Commissioner Stensing asked if the HOA will cover lawn maintenance. Mr. Pallardy answered yes. Commissioner Patterson asked if all lawn maintenance is covered by HOAs in Del Webb. Mr. Pallardy stated that there are some product lines that do not include lawn maintenance and explained that each neighborhood can vote to opt out of snow removal and lawn care. Commissioner Patterson asked if they will have varying Association fees per neighborhood. Mr. Pallardy stated that the petitioner can no longer propose or enforce  
10 any changes to the HOA's rules.

Chairman Hahn asked if the information discussed also pertains to the petition for Neighborhood 41. Mr. Pallardy answered yes.

15 Chairman Hahn asked if there were any comments from the audience. There were none.

**A MOTION was made to recommend approval of Petition No. 08-1.1, Del Webb's Sun City Neighborhood 35, Amended Final Plat of Subdivision, subject to the following conditions:**

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1. All public improvement and site development must occur in full compliance with all applicable Village engineering and approved Del Webb site design standards.
2. The developer must comply with all Engineering and Public Works review  
25 comments.
3. No zoning or land use variations are granted as part of this petition.
4. The municipal utilities will be located in a 5' easement in the parkway as part of the typical parkway section throughout the Sun City Development.
5. An enhanced landscape buffer is required along Jim Dhamer Drive (NH 34,  
30 NH 35, Jim Dhamer right-of-way) and the final landscape plan must be approved by the Village Staff and Village Forester prior to the execution of the amended plat documents for Neighborhood 35. An amendment to the Plat of Dedication for Roadway Purposes and Grant of Easement for Jim Dhamer Drive (Document No. 2005K152499) must be filed with Kane County to reflect  
35 the applicable Landscape Easement adjacent to Neighborhoods 34 and 35 for the placement of landscaping within the Jim Dhamer Drive right-of-way and maintenance of said landscaping by the Sun City Homeowners Association in perpetuity
6. The 2-rail PVC fence along the eastern borders shall be constructed of the  
40 approved Del Webb fence product.
7. The petitioner shall obtain preliminary approval of the engineering plans from the Village Engineer prior to this petition being considered by the Village Board. The petitioner shall obtain final approval of the engineering plans from the Village Engineer prior to the execution of the plat documents.

8. The Emergency Access “roadway” leading to Jim Dhamer Drive (represented as a “Municipal Utility Easement”) must be fully operational prior to the issuance of any occupancy permits for Neighborhood 35.

5 **MOVED:** Commissioner Stensing  
**SECONDED:** Commissioner Kibort  
**AYES:** Commissioners Dawn Ellison, Tom Kibort, Russ  
Palermo, Len Stensing, and Chairman Hahn  
**NAYS:** Commissioner Patterson  
10 **ABSTAIN:** None  
**MOTION CARRIED 5:1:0**

15 **B. Petition No. 08-01.2 – Del Webb Communities of Illinois Inc., Neighborhood 41:  
Amended Final Plat of Subdivision – *Planning Commission Consideration Only*  
(7:23-7:26pm)**

**Petitioner’s Request**

20 The petitioner is requesting an amended Final Plat of subdivision for the subject property to  
accommodate single-family residential lots rather than the previously proposed duplex  
residential units.

**Petitioner**

25 Del Webb Communities of Illinois Inc.  
12555 Farm Hill Drive  
Huntley, Illinois 60142

**Location and Size**

30 Neighborhood 41 is located south of Clanyard Road, west of the proposed Del Webb  
Neighborhood 40, east of Unincorporated Kane County and north of Del Webb  
Neighborhood 30. The gross site area is approximately 5.91 acres.

35 Chairman Hahn announced that this petitioner has the same requirements and criteria as the  
previous petition. Chairman Hahn asked if there were any questions from the Planning  
Commissioners or audience.

Commissioner Kibort asked if there were any special comments in this petition. Planner  
Williams answered no and noted that both of the petitions will allow the homeowners the  
option of a fire suppression system.

40 **A MOTION was made to recommend approval of Petition No. 08-1.2, Del Webb’s  
Sun City Neighborhood 41, Amended Final Plat of Subdivision, subject to the  
following conditions:**

1. All public improvement and site development must occur in full compliance with all applicable Village engineering and approved Del Webb site design standards.
2. The developer must comply with all Engineering and Public Works review comments.
3. No zoning or land use variations are granted as part of this petition.
4. The petitioner is required to install 1 1/2" water service to accommodate the option for residential sprinkler requirements, according to the specifications of the Huntley Fire Protection District.
5. The Landscape Plans shall be revised to replace the Autumn Purple White Ash (*Fraxinus americana* 'Autumn Purple') with Swamp White Oak (*Quercus bicolor*)
6. The petitioner shall obtain final approval of the engineering plans from the Village Engineer prior to the execution of the plat documents.

**MOVED:** Commissioner Kibort  
**SECONDED:** Commissioner Ellison  
**AYES:** Commissioners Dawn Ellison, Tom Kibort, Russ Palermo, David Patterson, Len Stensing, and Chairman Hahn  
**NAYS:** None  
**ABSTAIN:** None  
**MOTION CARRIED 6:0:0**

**C. Petition No. 08-01.3 – Bakley/Riggsby, Lot 4 Bakley’s 18th Addition West (Near Southwest corner of Route 47 and Reed Road): Concept Review of Proposed Retail Center Site Plan and Elevations (7:26-8:03pm)**

**Petitioner’s Request**

The petitioner is requesting Concept Plan review of a Proposed Retail Center Site Plan and Elevations

**Petitioners/Owner**

Bakley Enterprises  
 10900 North Church Street  
 Huntley, IL 60142

**Location**

Lot 4, Bakley’s 18th Addition West (Near Southwest corner of Route 47 and Reed Road – South of American Community Bank)

Senior Planner Nordman presented a PowerPoint presentation including an aerial photo and proposed site plan.

## Development Overview

The petitioner is proposing to construct a 15,863 square foot retail center on Lot 4 of Bakley's 18<sup>th</sup> Addition West Subdivision. The 2.5 acre site is located immediately south of American Community Bank which is presently under construction. The proposed site improvements include 96 parking spaces (6.02 spaces per 1,000 square feet of gross building area) and 4 motorcycle parking spaces. The proposed retail center will front on Route 47 and the rear of the building will face the newly constructed Noah Drive. Two drive-up windows are also proposed as part of the retail center and would be located on the rear building elevation (facing Noah Drive) and on the center's north elevation (facing American Community Bank). Tenants for the drive-up windows have not been identified at this time.

The site is located within the "B-3" Shopping Center Commercial District which requires all development to be reviewed as a Planned Unit Development. Additionally, the proposed drive-up windows require the approval of Special Use Permits.

Senior Planner Nordman added that it is important to note that this review is conceptual at this time. The petitioner is requesting that the Planning Commission and Zoning Board of Appeals review the proposed development to obtain feedback from the Village regarding the possibility of developing the plan as proposed in accordance with the Huntley Zoning Code regulations. This review is conceptual and does not bind the Village in any additional review processes.

With the conclusion of the PowerPoint presentation, Senior Planner Nordman asked if there were any questions.

Mr. Tim Carson, architect with Gillespie Design Group, described the two entrances into the property and explained that the Route 47 access will be primary. A secondary access will direct one-way traffic around the building. The two drive-up windows will have landscaped islands. One of the drive-up windows will allow 8 cars to stack and the other will allow 7 cars. The retail center can accommodate up to 13 tenants. Mr. Carson stated that there will be a 10-foot landscape buffer on the north side, a green space on the west that will vary from 12-27 feet, and a 20-foot buffer along Route 47. The dumpster enclosure would be of similar material to the building, which will be natural materials. Some awnings will be used and the back wall will be brick with a gabled element and 3 ft parapet on all sides. Chairman Hahn asked if there would be two types of stone used on the exterior. Mr. Carson answered yes, field stone along with some formal brick.

Chairman Hahn expressed his concern about the limited space for product delivery vehicles and dumpster enclosures. Commissioner Ellison noted that limiting the drive-through windows to one on the north side would help the problem. Commissioner Kibort agreed that removing the drive-through window on the south side would allow the trash enclosure to move to that location. Commissioner Kibort suggested widening the pavement along the Noah Drive side and making deliveries using a hand-truck.

Commissioner Stensing asked if there would be a left turn lane for traffic headed north on Route 47. Senior Planner Nordman stated that there will be a median so traffic won't be able to go north off of Noah Rd, they will have to go out to Reed Rd.

5 Commissioner Patterson asked if there will be a 50-foot setback for Route 47. Senior Planner Nordman answered that it would not apply here but would apply further north of Reed Rd. Mr. Carson noted that the site plan accounts for the anticipated width of Route 47.

10 Commissioner Ellison asked if there will be a connection to the bank. Mr. Carson stated that the bank does not want a common drive.

Commissioner Patterson noted that he would like to see the number of units reduced. Chairman Hahn stated that there is not much green space for signage. Member Bond asked  
15 if there will be a common sign with all tenants listed. Mr. Carson stated that the signage has not been designed yet, but he is willing to work with the Village on design.

The two advisory boards agreed that the concept of a strip mall is acceptable in this location and that the size must be adjusted to accommodate traffic.

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Chairman Hahn asked if there were any comments from the audience. There were none.

25 **D. Petition No. 08-01.4 – The Portofino Group, 106 Acres Located West of Route 47 North of Kreutzer Road (Does not include Manke parcel): Concept Review of Proposed Village of Portofino Mixed Use Development Plan (8:04-8:49pm)**

**Petitioner's Request**

30 The petitioner is requesting Concept Plan review of the proposed Village of Portofino Mixed Use Development Plan.

**Petitioners/Owner**

35 The Portofino Group  
1170 North Milwaukee Avenue  
Chicago, IL 60622

**Location**

40 106 acres located west of Route 47 north of Kreutzer Road (does not include Manke parcel)

Senior Planner Nordman presented a PowerPoint presentation with an aerial photo and conceptual site plan.

**Development Overview**

45 The Portofino Group is the owner of 106 acres on the west side of Route 47 north of Kreutzer Road (it does not include the Manke parcel south and adjacent to the Kreutzer

Road future west and north extension). The property consists of two parcels previously referred to as the Wish and Clesen properties. David Wish recently acquired the Clesen property and subsequently formed The Portofino Group to serve as the development entity for the property.

5

The concept plan is a mixed-use development that includes big box retail, office space, outlot sites, eight-screen cinema, village retail with commercial on the first floor and residential units above (368 units), and three-story apartments (204 units on the west end of the site, south of Lion's Chase) that could potentially be converted to condominiums at a later date. Parking would be provided through a combination of at-grade spaces and parking decks. A total of 1,164,458 square feet of retail space is proposed, with a total of 572 residential units proposed. Phase I of the project would consist of the big box retail, cinema, outlots, a portion of in-line retail, a portion of apartments over retail, and all of the apartments on the west end of the site.

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15

Senior Planner Nordman reviewed a table of proposed uses in Phases 1-3.

The developer is continuing to work on engineering items and a traffic impact analysis. Two full access points are currently proposed for Route 47. However, additional review will be required to determine ultimate access locations and improvements to Route 47 in accordance with IDOT jurisdictional control.

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Senior Planner Nordman noted that this review is conceptual at this time. The petitioner is requesting that the Planning Commission and Zoning Board of Appeals review the proposed development to obtain feedback from the Village regarding the possibility of developing the plan as proposed in accordance with the Huntley Zoning Code regulations. This review is conceptual and does not bind the Village in any additional review processes.

25

Senior Planner Nordman reviewed Village Board comments from their review of the petition. The Trustees like the petition overall but had concerns about the density of the apartments located near the Lion's Chase subdivision. The Trustees agreed that the apartments on top of the retail development are acceptable.

30

Director of Development Services, Lisa Armour, reported that the petitioner has adjusted his plan in response to the concerns of the Village Board.

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Mr. Gary Marks with the Portofino Group explained that three changes were made since last week's review.

40

1. Parking spaces have been removed along the roadway on the west end to improve traffic flow.
2. Density has been addressed by removing the apartments on the west end of the plan. Rowhomes will be sold at a price yet to be determined. The homes will be 2-3 story and 1,500-2,000 s.f.
3. The buffer on the north end of the rowhomes will be increased to approximately 50 feet.

45

Chairman Hahn asked about the detention areas. Mr. Marks stated that the average depth will be 8 feet. Chairman Hahn requested that they be dug deeper in order to reduce the surface area. Ms. Patricia Davison, engineer from Cowhey Gudmundson Leder, stated that  
5 the depth of the pond will not affect the retention amount or surface area and noted that most of the ponds will be 9 feet deep. Commissioner Kibort requested that the ponds be dug up to 15 feet in some areas and that the petitioner work with staff on Village requirements.

10 Chairman Hahn asked if curb cuts have been established by IDOT. Mr. Marks pointed out that they are still in discussion with IDOT and the preliminary plan calls for a signalized intersection at Dean Street. Dan Brinkman, transportation engineer with Gewalt Hamilton, explained that the petitioner is currently working with the Village and will approach the state collectively. The advisory boards discussed the configuration of the intersection of  
15 Dean St and Route 47.

Commissioner Stensing stated that a signal at Dean will encourage excessive traffic to go on Dean Street and asked that a traffic impact study be conducted. The advisory boards discussed traffic flow changes that might result from the project. Director Armour pointed  
20 out that regardless of what type of development goes into this site, there will be a signal added at the intersection of Dean and Route 47. Commissioner Patterson asked if the petitioner will be responsible for the signal at Dean and Route 47. Mr. Marks answered yes.

25 Commissioner Patterson stated that he does not like the name Village of Portofino. Mr. Marks noted the concern and stated that the project mirrors Portofino, Orlando and Portofino, Italy.

Commissioner Patterson asked about the area in the middle of the commercial building.  
30 Mr. Marks clarified that the center area is designed with a skylight. That land will be park space until it is built in Phase III.

Mr. Marks described the parking for the 2<sup>nd</sup> story apartments. All residents will have parking available below grade.  
35

Member Bond asked if the Village can support an 8-screen movie theater. Mr. Mark stated that a market study suggested the Village could support an even larger facility.

Member Linnenkohl stated that the big box stores need a larger buffer. Mr. Mark  
40 emphasized that the area will be heavily landscaped. Commissioner Ellison stated that there is a lot of asphalt in the plan.

Member Bond asked about the timeline of the project. Mr. Marks answered that there will be a 12-18 month build out. The big box stores will plan to open in 2010.  
45

Commissioner Kibort stated that he is pleased with the change that includes the rowhomes and noted that the Village usually requires native plantings with a 5-year management plan unless there is to be a manicured area. Mr. Marks stated that Lake Portofino will be constructed of a solid surface with no slope and fences will be researched.

5

Commissioner Patterson asked if any of the buildings will be built on piers. Mr. Marks explained that they will be doing a second set of borings, but at this time it does not appear that any piers will be needed.

10 Chairman Hahn asked if there were any comments from the audience.

Keith Wold of 11332 Nicollet Lane in Huntley described that he lives near the proposed project and spoke of his concern about the proximity to Deike Park. Mr. Wold recommended connectivity from the park to the development for pedestrians. He also suggested that a water feature be added within Lake Portofino. Mr. Marks was receptive to the comments and noted that there may be a connection underground to accommodate golf cart traffic.

The advisory boards agreed that they were pleased with the changes presented.

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#### **ADJOURNMENT**

25 **At 8:50 p.m., Commissioner Ellison made a MOTION to adjourn the meeting, seconded by Commissioner Kibort. Motion Carried unanimously.**

30 Respectfully submitted,

Anita M. Powers  
Recording Secretary  
Karick & Associates

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