

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

Wednesday, March 26, 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, March 26, 2008 at 7:03 pm in the Municipal Complex Village Board Room at 10987 Main St, Huntley, Illinois 60142. The room is handicap accessible.

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ATTENDANCE

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PLANNING

COMMISSIONERS

Chairman Ron Hahn; Commissioners: Tom Kibort, Dawn Ellison, Russ Palermo, David Patterson and Len Stensing

COMMISSIONERS

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ABSENT:

Commissioner Ruby Hornig

ZONING BOARD

Chairman Jack Tures; Members: Donald Bond, Terri Martin, Joe Manning and Lou Stanczak, Christopher Habel

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ZONING BOARD

MEMBERS ABSENT:

Member Lee Linnenkohl

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

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APPROVAL OF MINUTES

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A. Approval of the March 12, 2008 Joint Planning Commission and Zoning Board of Appeals Meeting Minutes

Planning Commission Chairman Hahn asked if there were any additions or corrections to the minutes.

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A MOTION was made to approve the March 12, 2008 Planning Commission Meeting Minutes with the following changes:

Page 9, Paragraph 20 – insert “at Rainsford Drive”

Page 9, Paragraph 30 – insert “for 2nd entrance”

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Page 13, Line 25 – insert “Chairman Hahn suggested a compromise for the homeowner at the west end: perhaps a short sign could be used at the south end and a tall sign could be used at the north end.

Page 18, 1st sentence – insert “such as dentils”

Page 18, 1st sentence – change “more” to “faux”

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MOVED:

Commissioner Patterson

SECONDED: Commissioner Palermo
AYES: Commissioners Kibort, Palermo, Patterson, Stensing
Chairman Hahn
NAYS: None
5 **ABSTAIN:** Member Ellison
MOTION CARRIED 5:0:1

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

10 **A MOTION was made to approve the March 12, 2008 Zoning Board of Appeals Meeting Minutes as presented**

MOVED: Member Manning
15 **SECONDED:** Member Habel
AYES: Members Manning, Stanczak, Bond, Martin, Habel
Chairman Tures
NAYS: None
ABSTAIN: None
20 **MOTION CARRIED** 6:0:0

PETITIONS

25 **A. Petition No. 08-3.3, J. Jireh’s Corporation and The Portofino Group, LLC, 105.453 acres, more or less, generally located on the westerly side of IL Route 47 approximately 425 feet north of the intersection of IL Route 47 and Kreutzer Road with frontage on IL Route 47 of approximately 2,000 lineal feet (“Property”), Requesting (i) A text amendment to the Village’s Zoning Ordinance Table II adding as a Special Use in the B-3 District “apartments above first floor business and office uses”; (ii) A zoning map amendment rezoning of the most westerly 19.80 acres more or less of Parcel 2 to R-4 Townhomes and Condominiums; (iii) A Special Use Permit for a Preliminary Planned Unit Development for the total subject Property; (iv) Preliminary Plat of Subdivision for the total subject Property; and (v) Approval of such other relief as may be necessary to allow for development in accordance with the site plan that has been submitted to, and is on file with, the Village of Huntley, all pursuant to the requirements of the Zoning Ordinance, including specifically Section 156.120 et seq.**

40 Senior Planner Nordman presented the petitioner’s request.

Petitioner’s Request

The petitioner is requesting consideration of the following:

- 45 1. A text amendment to the Village’s Zoning Ordinance Table II adding as a Special Use in the B-3 District “apartments above first floor business and office uses”.
2. A zoning map amendment rezoning of the most westerly 19.80 acres more or less of Parcel 2 to R-4 Townhomes and Condominiums.
- 50 3. A Special Use Permit for a Preliminary Planned Unit Development for the total subject Property.

- 4. Preliminary Plat of Subdivision for the total subject Property.
- 5. Approval of such other relief as may be necessary to allow for development in accordance with the site plan that has been submitted to, and is on file with, the Village of Huntley, all pursuant to the requirements of the Zoning Ordinance, including specifically Section 156.120 et seq.

Petitioners/Owner

The Portofino Group, LLC	J. Jireh Corporation
1170 N. Milwaukee Avenue	1170 N. Milwaukee Avenue
Chicago, IL 60622	Chicago, IL 60622

Location

105.453 acres, more or less, generally located on the westerly side of IL Route 47 approximately 425 feet north of the intersection of IL Route 47 and Kreutzer Road with frontage on IL Route 47 of approximately 2,000 lineal feet (“Property”)

Preliminary Planned Unit Development

In accordance with Section 156.121 of the Zoning Ordinance, all lands zoned “B-3” Shopping Center Business and “B-2 (PUD)” Highway Service, must be developed as a Planned Unit Development (PUD). The petitioner has submitted a Preliminary PUD that will establish the frame work for the overall development of the 105.453 acre site. The following provides a summary of the proposed plan:

Site Plan

The proposed site plan creates a Portofino, Italy themed mixed use development. The center piece of the proposed development is a Portofino themed mixed use village that will include retail and office space, a movie theater, and residential apartments. Located to the north of the Portofino village will be an area dedicated for up to 404,500 square feet of “big box” retail. Additionally, 68 townhomes are proposed on the westerly most 8.6 acres of the development which would be adjacent to an extended Kreutzer Road and the Richmond America Homes’ Lions Chase subdivision. Proposed land uses are further detailed in the following tables:

Site Data

LAND USE	LAND AREA
Floodplain/Floodway/Wetlands	± 20.4 acres
Kreutzer Road R.O.W.	± 1.2 acres
IL Route 47 R.O.W.	± 1.3 acres
Townhomes	± 8.6 acres
Big Box Area	± 35.5 acres
Garden Center	
Village Area (Mixed Use)	± 27.6 acres
Outlots	± 10.9 acres
Total Site Area	± 105.5 acres

Proposed Building Area

PROPOSED USE	POTENTIAL BUILDING SIZE
Big Box Retail	365,000 s.f.
Garden Center	39,500 s.f.
Office	33,780 s.f.
Outlots	127,800 s.f.
Village Retail	390,655 s.f.
8-Screen Cinema	48,000 s.f.
Total	1,004,735 s.f.

Proposed Residential Units

TYPE OF DWELLING UNIT	# OF UNITS
Rental Apartments Over Retail – Bldg. B	51
Rental Apartments Over Retail – Bldg. H, I, J, K	287
Rental Apartments Over Retail – Bldg. C, D	81
Townhomes	68
Total	479

Development Phasing

The petitioner has proposed to construct the development in three phases. Phase One will include the area of big box retail, townhomes, outlots and buildings C, D, E, F, G, H, and I of the Portofino themed village. In total, Phase One will include 734,225 sq. ft. of potential retail, restaurant, and entertainment, 177 rental apartments located over retail (272,691 square feet), and 68 townhomes (176,800 square feet).

Phase Two of the development will include an additional 84,630 square feet of inline retail and an additional 51 rental apartments over retail (87,435 square feet). Phase Three will conclude with an additional 30,000 square feet of restaurant and entertainment, 122,100 square feet of inline retail, and 33,780 square feet of office space. Phasing is further detailed in the adjacent table.

Parking Requirements

The petitioner has requested relief for the total number parking to be provided. In accordance with the Zoning Ordinance’s Table 8: Required Number of Parking Spaces a total of 5,833 parking spaces is required for the total development. The petitioner is proposing to provide a total of 4,184 parking spaces, or 71.7% of the total required parking. The following tables provide further information as to the required number of parking spaces based on each land use.

Commercial and Office Required Parking

	Building Area (Square Feet)	Required Spaces	Provided Spaces (1)
COMMERCIAL AND OFFICE			
Big Box	365,000	1,825	1405
Garden	39,500	198	NA
8 screen (1920 seats)	48,000	576	640
Restaurant & entertainment*	54,964	550	NA
In line retail	335,691	1,678	1289
Professional office	33,780	169	153
Total Office and Commercial	876,935	4,995	3,487
Outlots	NA	NA	NA
Percent of Ordinance Requirements			69.8%

Residential Required Parking

	# of Units	Required Spaces	Provided Spaces (1)
RESIDENTIAL			
Apartments			
Flats over retail - Bldg B	51	102	(2)
Flats over retail - Bldg H, I, J, K	287	574	574
Flats over retail - Bldg C, D	81	162	123
Total Apartment Residential	419	838	697
Townhouses	NA	NA	NA

Total Required Parking

	Required Spaces	Provided Spaces (1)
TOTAL OFFICE, COMMERCIAL AND RESIDENTIAL SPACES	5,833	4,184
Percent of Ordinance Requirements		71.7%

(1) The parking totals provided in the applicant's Data Table are apparently based on lesser building square footages than reflected in the current site plan. The totals also do not include any spaces for the Garden element of the big box component and the restaurant and entertainment square feet are treated for parking purposes as if they were retail uses.

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Preliminary Engineering Plans

The Village Engineer has reviewed the engineering and site plans and has provided comments to the petitioner under separate cover. The Village Engineer will continue to review revisions to the preliminary engineering plans as documents are submitted.

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Planning Commission and Zoning Board of Appeals PUD Review Criteria

Preliminary Planned Unit Developments are reviewed by the Planning Commission, Zoning Board of Appeals and by the Village Board, consecutively. The Village's Zoning Ordinance establishes the following review criteria by which the Planning Commission and Zoning Board of Appeals shall review a petition for Preliminary PUD:

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The ***Plan Commission*** shall review and evaluate the preliminary PUD in terms of whether the proposal:

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1. Is compatible with the Village of Huntley Comprehensive Plan and Community Goals.
2. Promotes high standards in design, site planning and construction.
3. Provides a safe and desirable living environment.
4. Preserves natural features of the site.
5. Provides adequate open space for recreation and other community purposes.
6. Represents a creative approach in land development.
7. The design is compatible with adjacent properties and neighborhood.

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The ***Zoning Board of Appeals*** shall review and evaluate the preliminary PUD in terms of whether the proposal:

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1. Is compatible with the Village Comprehensive Plan and Community Goals.
2. Provides for land uses, both initial and potential, which will be compatible with existing surrounding land uses.
3. Provides zoning which will be compatible with existing surrounding zoning.

4. By virtue of its benefits to the village and creative design, justifies the intended variations from the strict interpretation of this chapter, and justifies specific special uses requested.
5. Protects the public health, safety, convenience and general welfare.

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Preliminary Plat of Subdivision

It is the responsibility of the Planning Commission to review the Preliminary Plat of Subdivision and forward a recommendation for consideration by the Village Board. *The Zoning Board of Appeals does not forward a recommendation to the Village Board for the Preliminary Plat of Subdivision.*

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As proposed, the plat of subdivision requires relief for the proposed lot area for the outlots located along Route 47. The B-3 zoning district requires a minimum lot area of not less than 80,000 square feet (1.84 acres). The petitioner has proposed a minimum lot size of 43,560 square feet (1 acre). Staff notes that while these lots do not meet the minimum requirements for the “B-3” Shopping Center Business District, the intent is for the overall PUD to conform to the minimum lot area and width requirements for the “B-3” district.

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In accordance with Section 155.220 (B) of the Village’s Subdivision Ordinance, the Preliminary Plat of Subdivision has been reviewed by the Village Engineer and comments were forwarded to the petitioner. The petitioner is presently revising the preliminary plat in preparation for the final plat of subdivision application. The Village Engineer will continue to review revisions to the plat as documents are submitted.

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Proposed Text Amendment

The petitioner has requested a text amendment to the Zoning Ordinance’s Table 2: Uses Permitted in Zoning District to allow “apartments above first floor business and office uses” as a special use in the B-3 Shopping Center Business District. The proposed amendment is required to allow the petitioner to have apartments above first floor retail in the Village portion of the development.

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Development Services Review

Development Character

1. The design theme should be maximized and be carried throughout the development, to the extent possible including the big boxes and outlots. Final PUD plans must show how the theme will be tastefully carried out on the balance of the development.
2. A 100 foot landscape setback is required along Route 47 north of Reed Road and south Kreutzer Road. While the subject property is not in an area designated for these substantial setbacks, a minimum of a 30 foot landscaped setback is appropriate for this location and should be provided on the plan.
3. Per the Commercial Design Standards, the big box retail and the future outlot buildings need to have a 360-degree appearance. Flat facades with no architectural interest or detail are not desired. Specific details pertaining to building elevations and construction materials will need to be provided with the Final PUD.

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Development Phasing

4. Should the development of Phase 3 not go forward, the Village would have the benefit of additional commercial square footage, but would not have the iconic development that is desired. A guarantee should be provided by the petitioner that Phase Three will be developed.

Conformance with Village Requirements and Standards

5. A provision for guest parking for the apartments should be provided in accordance with PUD standards
6. Private play areas are required in accordance with the PUD standards. The petitioner should provide play areas in conjunction with the townhome development.

Site Plan and Vehicular Circulation

7. The petitioner shall provide an internal circulation study prior to proceeding with final PUD.
8. The petitioner shall provide the Intersection Design Study for the full access intersection on Route 47 for review prior to proceeding with Final PUD.
9. The townhouse design at the western portion of the site does not appear to meet the PUD standards of Section 156.128. The townhomes and associated parking areas are only 30 feet from the property line. We also question the location of guest parking on a potentially heavily traveled drive. The petitioner should consider a residential development that is entirely north of a drive that is relocated to the south.
10. The townhome development should provide community amenities such as a park provided at this location to create a neighborhood feel.
11. A typical layout for an outlot should be provided along with guidelines for setbacks, uses, etc. A commitment to comply with the Village's Commercial Design Guidelines should also be stated.
12. The theater drop off has poor circulation. Access to the movie theaters and the adjacent parking deck is not convenient, and as presently located and configured, would result in substantial congestion. Staff recommends that, if the movie theaters remain in their present location, that a more direct access to Route 47 be provided, perhaps on the, without the encumbrance of circulating through a drive with parking spaces.
13. Parallel parking is not acceptable along the main roadway in front of the townhomes.
14. Turn lanes should be added at all three access points from the westbound east/west main access road into the big box portion of the development.
15. The truck circulation for the big boxes also appears to conflict with traffic circulation and customer parking. It is not clear how the lifestyle buildings will be serviced. A truck circulation route should be indicated on a plan for ease of review prior to proceeding with Final PUD.
16. The project must be submitted to the Illinois Department of Transportation through the standard IDOT Highway permitting process for proposed improvements and access to Route 47.
17. A pedestrian sidewalk should not be adjacent to the back-of-curb as indicated at the northerly right-in/right-out driveway.

18. The proposed Kreutzer Road should provide area available in case the road needs to be widened in the future, therefore, proposed detention, wetlands and compensatory storage shall be located a minimum 140 feet from the existing west lot line of the property and that all other proposed improvements be located shall be located a minimum of 120 feet from the west property.

Parking and Loading

19. If Village requirements were applied to the development, a total of 5,833 parking spaces would be required for the Big Box, Village Retail, and apartments. The applicant is providing 4,177 spaces, 71.6% of the required total. A reduction in the number of parking spaces provided is recommended to achieve better traffic circulation and to provide required landscaping in the big box parking lot. Parking spaces that should be removed from the current site plan include:

- 5 spaces at the northeast corner of the big box parking field, where cars would have to back out into a main drive.
- 14 spaces between buildings F and G that would conflict with patrons exiting the theater
- 12 spaces south of building F that would conflict with patrons exiting the theater.

The above totals do not include parking required for outlots along Route 47 or the townhouse residential on the western portion of the overall site.

20. The petitioner shall provide an analysis regarding the number of loading spaces required and provided prior to proceeding with Final PUD

Signage

21. An overall signage design theme shall be incorporated throughout the entire development, and that theme should be outlined prior to proceeding with Final PUD to evaluate the overall design success of the project. Wayfinding signage will also be an important element in this development, given the mix of uses, parking ingress and egress locations and road system.

22. Dimensioned trash enclosure details must be provided prior to proceeding with Final PUD as well as indicated where each trash enclosure will be located and how it will be accessed for each building(s) of the development.

23. It appears the trash enclosures for the galleria area will be located underground. A detail will need to be included on final PUD plans and an explanation how pick-up will occur.

Landscape Plan

24. The parking areas for the big box should be better screened from view from the East/West Road through the site.

25. Additional trees should be added throughout the parking lot in accordance with Section 5 of the Landscape Ordinance.

26. Landscape islands should be increased in width to allow for the installation of trees in accordance with Section 2 (f) of the Landscape Ordinance.

27. The north edge between the park and the rear of the big boxes must provide a continuous screen.

- 28. Route 47 has been landscaped with a natural feel elsewhere in the Village and should continue along the Route 47 frontage of this development. The outlots should provide 30' landscaped setback beyond the Route 47 right-of-way dedication.
- 5 29. The plaza area of the Village includes a lot of paving. A detailed landscape plan will need to be provided for the plaza as part of the Final PUD.
- 30. The transition between wetlands and the adjacent retention ponds should appear natural rather than have a tree screen as currently indicated.
- 31. The edges of the retention basin where it abuts residential should be better screened.
- 10 32. The street trees at the townhouses should be pulled to the curb rather than being placed behind the sidewalks to continue the line established through the wetlands areas.
- 33. The Polygonum reynoutria should only be planted in curbed areas and not in planting areas where it may spread. Hedra helix should only be planted in sheltered areas because of its marginal hardiness in Huntley.
- 15 34. Examples of what types and qualities of materials can be expected for design elements, such as decorative paving and other hardscape items, especially within the plaza must be provided with the Final PUD. High quality materials are desirable in all aspects of this type of development.
- 20 35. In accordance with the Village's Subdivision regulations, aerial utilities along Route 47 must be buried as part of this development.

Required Outside Permitting Agencies

- 25 36. A permit will be required from the Illinois Environmental Protection Agency (IEPA) for the proposed watermain extensions.
- 37. A permit will be required from the IEPA for the proposed sanitary sewer extensions.
- 38. A permit will be required from the IEPA for the proposed site disturbance associated with this project.
- 30 39. As noted in the previous application report it is the intent of the developer to obtain an Individual Permit from the United States Army Corp of Engineers (USACOE) for this project. A preliminary Erosion Control Plan may be required after the preliminary USACOE review.
- 35 40. The proposed project will require the approval of a Letter of Map Revision by the Federal Emergency Management Agency due to the proposed revisions to the topography within the floodplain.
- 41. A permit from Illinois Department of Transportation will be required for all work to be performed within the Illinois Route 47 right-of-way.

40 Mr. Gary Marks, President & CEO of The Portofino Group, presented a PowerPoint presentation that included conceptual architectural drawings.

Comments & Concerns

Mitigation Measures

45 **Density of Garden Apartments**

204 Apartments removed & replaced with 68 Row Homes

Condos vs. Apartments at the West End

Row Homes are for-sale Condo Units

Buffers at the North Property Line

35' / 30' wide buffers have been provided

Landscaping at North Property Line
Bike Paths / Cart Paths

Provided at Lion's Chase & Deicke Park
Have been provided throughout the
Development

Walking Friendly

Network of walking paths and "Eco"- trails
provided

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Kreutzer Road in & out access

Entry has been widened and reconfigured

Program Use Summary

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- "Big Box" Retail: 404,500 GSF
- 8 Screen Cinema: 48,000 GSF
- Restaurants & Entertainment: 55,000 GSF
- In-Line Specialty Retail: 335,700 GSF
- 6 Outlots : 127,800 GSF

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- Professional Office Space: 33,800 GSF
- 419 Apartments Over Retail Spaces
- 68 "For Sale" Rowhome Condominiums

Summary of Benefits

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- Estimated Sales Tax Revenues: \$2.0 Million / Year
- Estimated Property Tax Revenues: \$1.5 Million / Year
- Amenity Base for the Community
- Open Space Piazza for Community Use

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- "Eco Trails" / Walking / Bike Paths / Connectors

30

Mr. Marks added the project includes a piazza to serve as a civic venue; the impervious footprint has been reduced to 52%; the gross square footage of the FAR has been reduced by 165,000 and there are 30 acres of green space to include ponds and improved wetlands/eco regions.

35

Mr. Marks stated he met with the Army Corps of Engineers this morning for the third time to discuss the subject development and they have embraced the plan being presented this evening.

Mr. Marks corrected the number of apartments listed as 411 to the actual number – 419.

40

Zoning Board of Appeals Chairman Tures opened the public hearing by swearing in all present who wished to speak.

45

Mr. Keith Wold of 11332 Nicolet Lane, Huntley (Lion's Chase subdivision) commented the changes are very good and the project would be neat for the Village. Overall, he and his family are happy with the petition, but their concerns include the number of apartments and the height of the buildings. He also asked about the rumored pedestrian/ golf cart tunnel leading to Del Webb.

Mr. Marks explained the apartments would be built based on absorption rate estimated to be about 13 units per month or 150 units per year thereby taking approximately three to four years to be fully-occupied, based on market demand. The density is consistent with

the land-use plan and he mentioned his group is sensitive to parking issues and the plan will accommodate a significant amount of underground parking.

5 Commissioner Kibort asked about the anticipated rental range, number of bedrooms and types of clientele expected.

10 Mr. Marks stated most units would be between 1000-1250 square feet with a mix of 1, 2 and 3 bedrooms. Rents would be approximately \$1.30 - \$1.40 per square foot per month or about \$1300-1400 and it is not expected there would be a large number of families with children. All parking for the apartments is underground or under-cover thereby accommodating residents traveling indoors from the parking area to an individual's apartment unit, which is a strong selling point.

15 Chairman Hahn inquired as to accommodation for moving trucks serving tenants as they moved-in and out of the apartments or deliveries to retail establishments.

Director of Development Services Lisa Armour also asked how many parking spaces would be allotted per unit.

20 Mr. Marks stated there would be two spaces per unit in most buildings.

Chairman Hahn asked about the proposed tunnel under Kreutzer Road.

25 Mr. Marks stated he is committed to the idea which has been well received, but, to-date it has not been designed or configured. The tunnel would serve pedestrians and golf carts but may require a "switchback" which may be difficult to design.

Chairman Hahn asked about the considerations for the height of the proposed buildings.

30 In terms of the height of proposed buildings and the affect on neighboring properties, Mr. Marks commended the preliminary work of the architects and expects further refinement of the designs of the domes and spires. Additionally, he plans to have "shadow studies" performed to determine affect on surrounding properties.

35 Chairman Hahn asked if the Huntley Fire Department has adequate equipment to handle the building heights.

Senior Planner Nordman said the Huntley Fire Department has reviewed the plan.

40 Mr. Marks, turning to Chairman Hahn's earlier question about loading/unloading areas in and around the mixed-use retail/residential portion of the development, he stated that apart from the big-box portion of the development, which will employ large trucks, the other portions of the development will require smaller trucks with shorter wheelbases. Mr. Marks admitted the design and circulation of the areas around the mixed use development presents
45 a challenge that they are still working to solve.

Commissioner Ellison stated that in her opinion the development requires greater access and circulation opportunities and further went on to express her feeling that it appears the petitioner attempted to fit as much as they could within the 105-acre property. She
50 suggested more screening/buffering is required between the Lion's Chase Subdivision and the townhomes and between the big box development and Deicke Park as well as a need

for greater internal roadways. She expressed concerns with the roadway along the townhomes being used as a cut-through and with parking along the street. Commissioner Ellison also expressed her thoughts that there as great deal of aesthetically-pleasing elements included in the proposed project.

5

Chairman Hahn asked if the project would be concurrent with IDOT's widening of Route 47. He also asked for a timetable.

10

Mr. Marks said that he is meeting with IDOT on April 10 to begin answering these questions. Completion of the Route 47 improvements and the connections to this thoroughfare are vital to the subject project. IDOT has stated work would begin at the north end of the Village and move south and there is an expected construction letting date in October of 2008. Additionally, Mr. Marks added it is rumored the funding for the Route 47 project is completely appropriated but not confirmed.

15

Mr. Marks reiterated that the number of parking spaces required for the project remains a concern and of the 4,184 parking stalls currently proposed, 2,304 parking spaces are either below- or above-grade contributing to the site's decreased impervious coverage.

20

Commissioner Kibort asked if the green space south of the townhomes is a floodway and this was confirmed by Mr. Marks.

25

Commissioner Ellison commented she appreciates that the petitioner has made some concessions but is uncomfortable with moving forward with a recommendation of the petitioner's request with the majority of the forty-one conditions of approval still outstanding and unresolved.

30

Chairman Hahn added he fears accommodating the development of a quaint village which is too congested to work efficiently.

35

Mr. Marks agreed stating he wanted to avoid creating a development that does not work efficiently.

40

Commissioner Palermo asked about the townhome parking, and stated it was his understanding the townhomes would be rear-loaded 2-car garage units with guest parking along the roadway. Additionally, Commissioner Palermo inquired as to ingress/egress locations to the mixed use retail and apartment parking areas and was told these locations are dispersed throughout the development with two access points to above ground parking and two points of access to underground parking.

45

Chairman Hahn commented that there would be a lot of vehicles exiting the movie theatre at the same time.

50

Mr. Marks stated the traffic consultant raised that issue and they were studying solutions to accommodate the most efficient circulation within the site.

Commissioner Kibort stated he appreciated revisions to the plan already accommodated and applauded the work performed in cooperation with the McHenry County Land Conservancy especially the pedestrian trails, Kishwaukee protection and stormwater runoff considerations. Commissioner Kibort added he believes more consideration should be

given to the addition of a tot lot in close proximity to the townhomes and electrical outlets included in the piazza for entertainment through out the seasons.

5 Mr. Marks agreed to continue to investigate the inclusion of a tot lot near the town homes and reiterated the design of the piazza would incorporate elements to accommodate use as a civic venue for events and entertainment.

10 Commissioner Kibort commented the type of apartments proposed, accommodating dual-income, no kids, thereby minimizing the impact to local schools, is the only multi-family product he would accept. Furthermore, he stated the high-end nature of the development will dictate the apartment clientele. Commissioner Kibort questioned the petitioner's parking space breakdown being different from the Village's and requested an explanation.

15 Mr. Marks stated a survey of several municipalities and retailers was performed which arrived at the 4.5 parking spaces per 1000 square feet ratio and suggested the 5.0-ratio may be too high. Additionally, the lower parking ratio lends itself to a combination of diverse and complimentary uses which have varying peak-use periods between the day and evening hours. Mr. Marks agreed to continue to hone the numbers and arrive at a parking ratio which works best for all concerned.

20 Commissioner Kibort stated that he appreciated the shadow study and his only concern with the height is the risk of intrusive ambient lighting it may emit and he was assured these project elements would not be an eye-sore.

25 Senior Planner Nordman pointed out the Home Depot has a parking ratio of 4.3 gross floor area, excluding the outdoor garden area.

30 Commissioner Stensing said he likes the look of the development and expressed hope that the petitioner will work closely with the Park District regarding a berm, fence or other buffering element between the big box portion of the development and the park. He expressed concerns with density and the one-acre lots along Route 47.

35 Chairman Hahn confirmed any development of the outlot properties will require future site plan review before the Planning Commission given the Planned Unit Development requirements applicable to those tracts.

Commissioner Stensing thanked the petitioner for making the changes and added that they still have a little ways to go.

40 Commissioner Palermo commented that he likes the project and his concerns have all been brought up already. He asked if the dome would be viewable from the inside, and he was told it would.

45 Commissioner Patterson expressed concern with the height of the townhomes and the proximity of the proposed units to the single-family subdivision to the north.

Mr. Marks pointed out the building heights are between 35 and 38 feet given that a portion of the townhome units would be below grade.

50 Chairman Hahn commented that once the road was reconfigured, the Townhomes should move further north.

Commissioner Patterson said he liked the project.

5 Commissioner Kibort and Mr. Marks discussed the design constraints for the proposed east-west roadway (Dean Street extended) running between the townhome units including the turning radius (at the east end of the townhomes), controlling speeds, and avoiding both a hairpin turn and encroachment into the adjacent wetland area.

10 Chairman Hahn commented that the opportunity is very interesting for the Village. He suggested keeping the big box loading docks oriented in a single direction to minimize turn-arounds and blind sides.

15 Zoning Board of Appeals Chairman Tures asked for input or questions for the Zoning Board members.

Members Manning, Stanczak and Martin stated their concerns had all been addressed.

20 Member Habel asked for clarification on the proposed tunnel under Kreutzer and stated he was told no formal discussion of this feature had taken place with Del Webb's HOA and added thoughtful design would be required to insure the safety and integrity of this project element.

25 Member Bond commented on how much the proposed development reminded him of a summer he spent in Italy and that he would be willing to make a few concessions to get the project approved. He asked if the three story apartments above the retail shops was in the original plan, and was told they were. He then asked if the plan for the number of levels was firm or could there be consideration to eliminate one level.

30 Mr. Marks explained the financing of the project necessitates the number of units which can only be met with a corresponding number of levels also contributing to the "canyon-scale" streetscape of the development. Mr. Marks added the apartments are to be built with condominium-quality in mind so any future conversion of the property could be easily performed as dictated by market demand.

35 Chairman Tures asked about the balconies, and it was explained the terraces are Juliet balconies, modest in size and scale with doors that open inward, thereby discouraging the use of unsafe and unsightly barbeque grills.

40 Planning Commission Chairman Hahn asked for a consensus among the two advisory boards as to a temperament for either for tabling the petitioner's request or calling for a vote to recommend approval or denial of the request.

Commissioner Ellison suggested it should be tabled.

45 Chairman Hahn suggested the request be tabled and the petitioner return with fewer loose ends in regard to elements such as traffic patterns, parking, and the design of the townhome area.

50 Commissioner Kibort asked for the petitioner's input.

Mr. Marks stated he understood the comments and concerns regarding moving the project forward, however, given the project is a work in progress and that any significant

deviations from the current proposed densities and bulk regulations would require a return visit before the Commission and Board he hoped a recommendation could be rendered this evening.

5 Commissioner Kibort stated that he saw no problem with the density, but rather the townhome guest parking and apartment guest parking should be addressed as well as a park amenity for the townhomes and circulation on-and-off the roadway is a concern.

Chairman Hahn said he would prefer to avoid a negative vote by tabling the petition.

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Commissioner Ellison reiterated her suggestion to table the petitioner's request or the petitioner takes his chances on a no-vote.

Mr. Marks asked if a meeting schedule could be worked out to put him before the Village Board by the end of April. Schedules were discussed.

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A MOTION was made by the Planning Commission to table Petition No. 08-3.3.

20 **MOVED:** Commissioner Ellison
SECONDED: Commissioner Stensing
AYES: Commissioners Kibort, Palermo, Patterson, Stensing,
Ellison, Chairman Hahn
NAYS: None
25 **ABSTAIN:** None
MOTION CARRIED 6:0:0

A MOTION was made by the Zoning Board of Appeals to continue the March 26, 2008 Public Hearing to Wednesday, April 16, 2008 at 7:00 p.m. in the Municipal Complex Village Board Room at 10987 Main St, Huntley, Illinois 60142.

30

MOVED: Member Habel
SECONDED: Member Stanczak
AYES: Members Manning, Stanczak, Bond, Martin, Habel
35 **Chairman Tures**
NAYS: None
ABSTAIN: None
MOTION CARRIED 6:0:0

40 **DISCUSSION**

Senior Planner Nordman stated that the next meeting will be another Joint meeting and will be held on April 16, 2008.

45 **ADJOURNMENT**

At 8:55 pm, Commissioner Ellison made a MOTION to adjourn the March 26, 2008 Planning Commission meeting. Seconded by Commissioner Patterson. Motion carried unanimously.

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Respectfully submitted,
Kari L. Turco

Kari L. Turco
Recording Secretary
Karick & Associates

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This document is subject to correction as noted on the next meeting's minutes.