

**VILLAGE OF HUNTLEY**  
**PLAN COMMISSION MEETING**  
Monday, November 9, 2009  
MINUTES

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**CALL TO ORDER**

Plan Commission Chairman Ron Hahn called to order the meeting of the Plan Commission of the Village of Huntley on November 9, 2009 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**

**PLAN**

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**COMMISSIONERS:** Chairman Ron Hahn and Commissioners Tom Kibort, Len Stensing and Ruby Hornig

**COMMISSIONERS**

**ABSENT:** Commissioners Dawn Ellison and Russ Palermo

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**ALSO PRESENT:** Senior Assistant to the Village Manager Lisa Armour, Senior Planner Charles Nordman and Planner James Williams

3. Approval of Minutes

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A. Approval of the September 30, 2009 Plan Commission and Zoning Board of Appeals Joint Meeting Minutes

**A MOTION was made to approve the September 30, 2009 Joint Meeting Minutes as written.**

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**MOVED:** Commissioner Stensing

**SECONDED:** Commissioner Hornig

**AYES:** Commissioners Kibort, Stensing, Hornig and Chairman Hahn

**NAYS:** None

**ABSTAIN:** None

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**MOTION CARRIED 4:0:0**

4. Petitions

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A. Petition No. 09-11.1, Kids-R-Kids School of Quality Learning, Phase II of the Huntley Professional Center (Near the Northwest corner of Ruth Road and Kiley Drive) - Request is for Conceptual Review of plans for a 16,250 sq. ft. childcare center.

Senior Planner Nordman reviewed a PowerPoint presentation outlining the petitioner's request.

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The petitioner, Stone Development Group on behalf of Kids-R-Kids School of Quality Learning, 1066 Marty Drive, Hudson, WI 64016, is requesting conceptual review of the project northwest of the intersection of Kiley Drive and Ruth Road.

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Senior Planner Nordman reviewed the specifics of the proposed 16,250 square foot childcare center to be on a portion of the second phase to the Huntley Professional Center. The center will accommodate approximately 230 children. This Kids-R-Kids center would be the second in Illinois.

Senior Planner Nordman reviewed the development steps required to accommodate the project including re-approval of Huntley Professional Center Final Plat Phase 1; Preliminary/Final Platting and Re-zoning Phase 2 to “O-1” General Office; and a Special Use Permit for a Child Care Center and Preliminary/Final Planned Unit Development for the Kids-R-Kids site.

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Senior Planner Nordman stated the site plan has thirty-four (34) parking spaces proposed with 39 required and over-flow parking would be available on Phase 1. However, the parking lot to Phase 1 is not in place to accommodate the shared parking. There are seven (7) landbanked parking spaces to be constructed if necessary. Additionally, an aluminum fence will surround the play area at the rear of the building and the water detention/retention structure developed with Phase 1 will be enlarged to accommodate the proposed development of Phase 2.

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The building elevations and materials were reviewed including principal building materials of Red Velour color brick veneer, Hunter Green shutters and charcoal-colored asphalt shingles. Additionally, Senior Planner Nordman stated the Village Forester reviewed the Landscape Plan for the site and had no significant comments regarding the plan.

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Senior Planner Nordman stated the public hearing before the Plan Commission is tentatively scheduled for Monday, December 14<sup>th</sup>.

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James Doherty, Principal with Huntley Development Group, LLC, 1424 Cabot Lane, Schaumburg, Illinois 60193, and owner of Huntley Professional Center – Phase 1, addressed the Plan Commission and stated he was working with Kids-R-Kids.

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Chairman Hahn stated while he believed the proposed location for the child care center was fine, he had concerns about the parking proposed and wanted to ensure this site avoided the problems the child care facility on Rainsford Drive has with on-street parking.

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Senior Assistant Armour pointed out while there is no parking allowed on Ruth Road, the parking along Rainsford Drive may be more a function of perceived convenience of that facility’s clients rather than an actual shortage of parking on that site.

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Senior Planner Nordman stated the drop off area and canopy proposed for the Kids-R-Kids site will be an asset and should ease circulation problems on the subject site.

Mr. Doherty stated the future development of Phase 1 with proposed medical offices will work well with off-hours parking for special events on the Kids-R-Kids site.

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Commissioner Kibort stated his main concerns regarding the proposed plans for the child care center stem from the parking issues. He asked Mr. Doherty when cross access between the Kids-R-Kids site and Phase 1 may be available.

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Mr. Doherty stated the timing for the development of Phase 1 is difficult to predict in these tough economic times, but he is actively marketing Phase 1, particularly to those businesses along Route 47 that may need to temporarily relocate during the re-construction of that roadway.

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Commissioner Kibort asked Staff if the proposed seven (7) landbanked spaces were in addition to the 34 parking spaces proposed and therefore serve as insurance to meet future parking needs if and when necessary.

Senior Planner Nordman stated the seven spaces were in addition to the proposed 34 parking spaces to be provided on the site.

Commissioner Kibort asked the petitioner if the proposed red and green building elevations color scheme was a corporate theme and Mr. Jaron Stone stated the proposed color scheme is typical of other Kids-R-Kids facilities.

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Commissioner Hornig had no additional comments regarding the project.

Commissioner Stensing asked what transportation Kids-R-Kids was planning to provide and stated he was in favor of the plan provided the site meets all accessibility requirements of emergency responders.

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Mr. Doherty stated Kids-R-Kids will have a bus available for transportation.

Senior Planner Nordman stated there was no specific action required by the Plan Commission this evening.

15 5. Discussion

Senior Planner Nordman reiterated the next Plan Commission meeting is tentatively scheduled for Monday, December 14<sup>th</sup> and there will not be a meeting on Monday, November 23<sup>rd</sup>. In addition to the Kids-R-Kids project, Senior Planner Nordman stated, there may be a conceptual review of a tire sales facility for the site at the corner of Route 47 and Joan Avenue.

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Additional discussion ensued about the current status of projects previously reviewed by the Plan Commission as well as issues pertaining to Route 47 traffic signals at the Kreuzer Road and Regency Parkway intersections.

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6. Adjournment

**At 7:34 pm, a MOTION was made to adjourn the November 9, 2009 Plan Commission meeting.**

30	<b>MOVED:</b>	<b>Commissioner Kibort</b>
	<b>SECONDED:</b>	<b>Commissioner Hornig</b>
	<b>AYES:</b>	<b>Commissioners Stensing, Kibort, Hornig, and Chairman Hahn</b>
	<b>NAYS:</b>	<b>None</b>
	<b>ABSTAIN:</b>	<b>None</b>
35	<b>MOTION CARRIED</b>	<b>4:0:0</b>

Respectfully submitted,

*James Williams*

Planner

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