

**VILLAGE OF HUNTLEY**  
**SPECIAL PLAN COMMISSION MEETING**  
Wednesday, August 25, 2010  
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 August 25, 2010 at 6:32 pm in the Municipal Complex Village Board Room at 10987 Main Street, Huntley, Illinois 60142. The room is handicap accessible.

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**ATTENDANCE**

PLAN

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

COMMISSIONERS

ABSENT: Commissioners Dawn Ellison and Robert Chandler

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

**PETITIONS**

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- A. Petition No. 10-8.5, Village of Huntley, Public Hearing to consider the Downtown Revitalization Plan as prepared by Houseal Lavigne Associates.

Senior Planner Charles Nordman explained the public hearing process to audience members and then introduced John Houseal and Devin Lavigne.

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Mr. John Houseal, Houseal Lavigne Associates, explained the Downtown Revitalization Plan is a guide for development. Mr. Houseal further explained that it is a planning document and not an actual plan or blueprint for future development. Mr. Houseal introduced his colleague Mr. Devin Lavigne.

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Mr. Lavigne stated the Downtown Revitalization Plan has been developed over the course of the past year with significant input from Huntley residents, business owners and elected/appointed officials. The planning process thus far has included resident and business surveys, community workshops, visioning workshops, interviews and public meetings. Mr. Lavigne continued by reviewing a Power Point Presentation and presented an overview of each section of the draft report.

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Senior Planner Nordman swore in audience members that wanted to comment or ask questions.

Mr. Don Bond, 11516 Algonquin Road, asked what size is needed for a new post office. Mr. Houseal stated that plan does not specify a size for a new post office.

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Tom Balboni, 12104 W. Main Street, stated that Main Street is no longer a desirable street on which to live and supported the transition to other types of uses. Mr. Balboni asked what the anticipated timeframe was for making the transition to commercial uses. Mr. Houseal explained the plan encourages the adaptive reuse of single-family homes along West Main Street and that property owners and the real estate market will determine when such changes occur. Village Manager Johnson further explained that the Village created the B-4 Adaptive Reuse Zoning District in October 2007 to accommodate the transition from residential to office and commercial.

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Cathy Wozniak, Strode's Furniture, stated she was concerned about the possible reduction of parking spaces directly in front of their store as a result of the change to parallel parking. She stated that many customers are Del Webb residents that are not able to walk far distances and reducing the number of spaces directly in front of the store would hurt their business.

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Ms. Wozniak stated she was also concerned regarding the potential cost of making improvements to their building. Mr. Houseal explained that there are various grants that could assist business owners with façade improvements and that options should be explored as part of the implementation of the plan.

10 Charles Akerberg, 11007 N. Church Street, asked who would pay for the cost of the proposed public improvements. Mr. Houseal stated there are various grants available and that improvements could be incrementally planned for in capital development plan. Mr. Houseal further explained that some improvements could occur when a property is redeveloped. Village Manager Johnson stated the Village is currently making an application to the State through the ITEP program to help fund some of the initial  
15 improvements.

Ms. Lonnie Oldham, 11618 Second Street, asked what projects would be started first. Village Manager Johnson stated that funds for capital programs are limited and there are no specific plans at this time.

20 Mr. Bond asked if the post office could be located on West Main Street. Village Manager Johnson stated there are no proposed plans to locate the post office on West Main Street. Village Manager Johnson further explained that the Village is exploring the possibility of locating an Amtrak station in the downtown.

25 Mr. Akerberg asked about the extension of Kreutzer Road and Algonquin Road. Village Manager Johnson stated the Village is actively pursuing the extension of Kreutzer Road; however, Algonquin Road will need to be funded by developers of land adjacent to the road.

30 Chairman Hahn concluded the public hearing and thanked staff, presenters and those in attendance. Chairman Hahn stated it is important to have a plan and vision for the downtown. Chairman Hahn further stated that there is not a clear answer for parking in the downtown and that it would be good to relocate the post office. Chairman Hahn stated he likes the idea of wider sidewalks.

35 Commissioner Kibort stated he was not supportive of parallel parking. Commissioner Kibort asked if the sidewalk needs to be so wide along Church Street so that angled parking could be considered. Mr. Houseal stated he would have Gewalt/Hamilton look at Church Street. Mr. Kibort further stated that there needs to be another municipal parking lot.

40 Commissioner Kibort stated that he supported the adaptive reuse of properties along Main Street. He also stated that it was important to increase foot traffic in the downtown and maintain the appearance of the buildings. Mr. Kibort further explained that he was in favor of mixed use buildings with commercial on the first floor and residential or office on the second and third floors.

45 Commissioner Hornig stated she was concerned with the height and density of the townhomes shown on the Catty property. Commissioner Hornig asked if detention had been considered in creating the plan for the townhomes. Mr. Houseal stated the townhomes were 2½ stories tall and that the plans were too preliminary for engineering design. Village Manager Johnson stated that any proposed development must comply with the Kane County Stormwater Management Ordinance.

50 Commissioner Stensing stated that overall he likes the plan and understands the parking issues with the downtown.

Commissioner Palermo stated that he likes the plan and understands that it is a preliminary plan that will be tweaked as the downtown redevelops. Commissioner Palermo stated the audience members had good

comments. Commission Palermo further explained that he was leaning towards the idea of an expanded square.

Ms. Wozniak stated that a continuous row of parking behind Strode's could provide additional parking for the store that would be lost by the parallel parking on Main Street. Ms. Wozniak stated that they had previously considered purchasing the house behind their store for additional parking, but it was too expensive. Mr. Houseal stated the geometry could work for an expanded parking lot behind the furniture store. Mr. Houseal stated they would create an alternative to show how the expanding parking lot could work on the site.

Chairman Hahn asked if there were any final comments. There was none.

A motion was made by the Plan Commission to recommend approval of Petition No. 10-8.5, Village of Huntley, Public Hearing to consider the Downtown Revitalization Plan as prepared by Houseal Lavigne Associates.

<b>MOVED:</b>	<b>Commissioner Stensing</b>
<b>SECONDED:</b>	<b>Commissioner Palermo</b>
<b>AYES:</b>	<b>Commissioners: Kibort, Hornig, Stensing, Palermo, and Chairman Hahn</b>
<b>NAYS:</b>	<b>None</b>
<b>ABSTAIN:</b>	<b>None</b>
<b>MOTION CARRIES:</b>	<b>5:0:0</b>

At 7:53 pm, a MOTION was made to adjourn the August 25, 2010 Special Plan Commission meeting.

<b>MOVED:</b>	<b>Commissioner Hornig</b>
<b>SECONDED:</b>	<b>Commissioner Kibort</b>
<b>AYES:</b>	<b>Commissioners Hornig, Stensing, Kibort, Palermo, and Chairman Hahn</b>
<b>NAYS:</b>	<b>None</b>
<b>ABSTAIN:</b>	<b>None</b>
<b>MOTION CARRIED</b>	<b>5:0:0</b>

Respectfully submitted,  
*Charles Nordman*  
Senior Planner  
Village of Huntley