

VILLAGE OF HUNTLEY
PLAN COMMISSION MEETING
Monday, April 24, 2017
MINUTES

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CALL TO ORDER

Chairman Tom Kibort called to order the Village of Huntley Plan Commission meeting for April 24, 2017 at 6:33 pm in the Municipal Complex Village Board Room at 10987 Main Street, Huntley, Illinois 60142. The room is handicap accessible.

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PLEDGE OF ALLEGIANCE

Chairman Tom Kibort led the Pledge of Allegiance.

ROLL CALL

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PLAN

COMMISSIONERS: Commissioners Darci Chandler, Ron Hahn and Lori Nichols, Vice Chair Dawn Ellison and Chairman Tom Kibort

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COMMISSIONERS

ABSENT: Commissioners Terra DeBaltz and Robert Chandler

ALSO PRESENT: Director of Development Services Charles Nordman and Planner James Williams

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4. Public Comments None.

5. Approval of Minutes

A. Approval of the January 9, 2017 Plan Commission Meeting Minutes

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A MOTION was made to approve the January 9, 2017 Plan Commission Meeting Minutes as written.

MOVED: Commissioner Hahn

SECONDED: Vice Chair Ellison

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AYES: Commissioners Darci Chandler, Hahn, Nichols, Vice Chair Ellison and Chairman Kibort

NAYS: None

ABSTAIN: None

MOTION CARRIED 5:0:0

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6. Petition(s)

A. Petition No. 17-4.1, Cameron General Contractors, Inc., as petitioner, and, RUBY-02-HNTLYRESI, LLC, as owner, Vacant 30 acre parcel east of the current termination of Powers Road (PIN 02-04-300-018) - Request is for approval of a Final Plat of Subdivision and Final Planned Unit Development for a 130-unit Senior Independent Living Facility in accordance with the application submitted to, and is on file with, the Village of Huntley.

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SUMMARY

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Planner Williams reviewed a PowerPoint presentation outlining the request from Cameron General Contractors (also known as Resort Lifestyle Communities) for their proposed 130-unit senior independent living facility, to be

known as Huntley Springs, on a ±9.7 acre site (Lot 1) located along an eastern extension of Powers Road. Resort Lifestyle Communities is a developer of all-inclusive resort style communities exclusively for adults 55 and over. Planner Williams noted that RLC is based in Lincoln, Nebraska and have 22 facilities in 15 states and that the Huntley development would be their first retirement community in Illinois. The proposed retirement community features amenities including 24/7 concierge, housekeepers, gourmet chefs, valet parking attendants, and a full-time lifestyle director.

Planner Williams noted that the 9.7 acre Huntley Springs site is part of the 30 acre “R-4(PUD)” Townhouse Residential - Planned Unit Development zoned parcel that was annexed in December 2006 as part of the Riedl Annexation Agreement. The Annexation Agreement for the property included both the 54 acre commercial property along Route 47 (Huntley Crossings Phase 2) and the 30 acre residential property. Resort Lifestyle Communities has purchased the entire 30 acre residential property and propose subdividing it into three lots. The retirement residence facility will be constructed on the 9.7 acre parcel (Lot 1) and they have requested the ability to develop the remaining 4.5 acre (Lot 2) and 11.5 acre (Lot 3) parcels with townhomes or a second senior independent living facility. Approximately 4.2 acres of the site will be dedicated right-of-way for public roads.

STAFF ANALYSIS

Planner Williams reviewed the history regarding the annexation agreement and its amendments including the Village Board’s approval of a second amendment to the Rubloff Phases II and III Annexation Agreement on March 23, 2017. The Village of Huntley previously approved Ordinance (O) 2006-11.108 approving an Annexation Agreement with Evelyn A. Riedl, as trustee and Donald Riedl, Ann M. Seemann, and John L. Riedl as successor trustees and sole beneficiaries of Evelyn Riedl Trust under trust agreement dated June 23, 1993, and known as Evelyn A. Riedl Trust, as general partner of the Riedl Family Limited Partnership and Rubloff Huntley, LLC. The ±55 acre commercial Phase II property is now owned by RUBY-02-HNTLYCMRCL, LLC and the ±30 acre residential Phase III property is currently owned by RUBY-02-HNTLYRESI, LLC. Cameron General Contractors, Inc. is the contract purchaser of the ±30 acre residential property.

On October 23, 2014 the Village Board approved Ordinance (O) 2014-10.51 approving an amendment to the Annexation Agreement. The second amendment to the Annexation Agreement, approved on March 23, 2017, will accommodate a proposal by Cameron General Contractors to construct a 130-unit senior independent living facility on a portion of the residential Phase III property.

Planner Williams reviewed the following summary of the most significant changes to the annexation agreement to the residential property:

- Eliminates the restriction stating that the construction of townhome units are not allowed to begin until a building permit has been issued and construction has begun on at least one “big box” retail store in excess of 100,000 square feet in either Phase I or Phase II.
- The original agreement states that the residential Phase III property could be developed with no more than 182 townhome units. This has been modified to allow 130-units of senior independent living on a 9.57 acre parcel (Lot 1) and the ability to develop the remaining 4.542 acre (Lot 2) with townhomes at 6 units per acre and the 11.464 acre (Lot 3) parcel could be developed with townhomes at 6 units per acre or a second 130-unit senior independent living facility.
- The number of subphases for development was increased from two to three.
- The impact fees to be collected for the senior independent living facility were adjusted to account for the roadway improvements being made by the developer and the lack of children within the facility. There was no modification made to the impact fees to be collected for the townhome units.

Final Plat of Subdivision

- Planner Williams noted that the proposed final plat of subdivision proposes to divide the property to create three lots ranging in size from 197,832 square feet (4.542 acres) to 499,373 square feet (11.464 acres). The proposed plat also dedicates 183,015 square feet (4.201 acres) for public right-of-way. The proposed plat provides the necessary right-of-way for future roadway connections as planned in the Village’s transportation plan. An additional ±0.52 acres of right-of-way shall be dedicated concurrently with, or prior to, the recording of the Huntley Springs Final Plat of Subdivision by the adjacent property owner to the west to accommodate the northern extension of Powers Road (the property owner to the west is the seller of the subject 29.77-acre site).
- 10 The R-4(PUD) zoning district requires a minimum lot area of 80,000 square feet (1.84 acres) for a planned unit development and a lot width of no less than 150 feet for uses other than single-family or townhomes. All three proposed lots conform to the minimum lot area and width requirements for the R-4(PUD) zoning district.

Final Planned Unit Development

- 15 Planner Williams reviewed the elements of the Final Planned Unit Development for the proposed Huntley Springs retirement community including the proposed three-story building on Lot 1 to include a total of 130-units consisting of four (4) studio apartments, 72 one-bedroom apartments, 50 two-bedroom apartments, and four (4) three-bedroom apartments. Planner Williams noted that the site plan also includes forty (40) garage spaces in addition to 120 surface parking spaces. As previously noted, the community will feature amenities that include 20 24/7 concierge, housekeepers, gourmet chefs, valet parking attendants, and a full-time lifestyle director.

Access to the Huntley Springs site was reviewed noting that vehicular access to the site will be accommodated from the northern roadway extension (to be known as Cameron Road) and western roadway extension (to be known as Tracy Lane) from the termination of Powers Road as well as from a future third access point on the eastern side of the site plan. The primary entrance to the building will front Tracy Lane and will include two driveways accessing the site and fully covered drop-off area at the main entrance. Stormwater detention will be provided onsite with ponds located at the southwest, northwest, and northeast corners of the site.

The following table provides a summary of the bulk, space, and yard requirements for the Huntley Springs site, including the necessary relief for the floor area ratio (FAR):

Lot 1 – Bulk, Space and Yard Requirements

	REQUIRED	PROPOSED	RELIEF REQUIRED?
Principal Building Height	35 feet / 3 stories Structures may exceed 35 feet in height provided that building setbacks increase 2 feet for every one (1) foot of building height over 35 feet.	±40.5 feet (mid-point of highest roof ridge) / 3 stories	No - However, setbacks must be increased due to the building height
Accessory Building Height (garages)	12 feet / 1 story	±11.25 feet / 1 story	No
Front Setback	41 feet (includes increased setback for height)	90 feet	No
Corner Side Setback	41 feet (includes increased setback for height)	80 feet (west); 70 feet (east)	No
Rear Setback	51 feet (includes increased setback for height)	93 feet	No
Floor Area Ratio	0.4 (40%)	0.43 (43%)	Yes
Maximum Building Coverage	25%	18.8%	No
Maximum Impervious Coverage	80%	59.1%	No

Parking

The Village’s Zoning Ordinance requires one parking space per bed and one space per employee on the largest shift. The following table details the calculation for the required parking:

	# OF UNITS	REQUIRED PARKING PER UNIT	TOTAL PARKING
Studio Apartments	4	1	4
1-Bedroom Apartments	72	1	72
2-Bedroom Apartments	50	2	100
3-Bedroom Apartments	4	3	12
TOTAL	130		203
Employees on Largest Shift			15
TOTAL PARKING REQUIRED			218

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Planner Williams stated that the petitioner is proposing that Huntley Springs apply the same 1.23 parking spaces per unit which utilized in their other developments resulting in a total of 160 parking spaces, inclusive of garage spaces (12 additional landbanked parking spaces are also proposed on the plan). As a result, Planner Williams explained, the petitioners’ requested relief to reduce the required parking by 58 spaces was approved per the preliminary planned unit development for the site and that the requested relief is reduced to 46 spaces when the landbanked parking is taken into consideration.

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Building Elevations

Planner Williams noted that the proposed building materials correspond with those presented with the preliminary planned unit development review of the site and include a combination of Wildwood and Brompton colored brick veneer and Navajo Beige colored Hardieplank siding with Timber Bark colored trim. A Weatherwood colored architectural style shingle will be used on the roof. The detached garage structures will be constructed of the same materials as the principal building. Theses building materials correspond with the material specified under the approved preliminary planned unit development for the site. A material sample board will be available for viewing at the meeting. The four (4) proposed garage units are located to the north (rear) of the principal building and a masonry trash/generator enclosure, with solid metal gates, is located just east of the second garage building from the west.

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Landscaping

Planner Williams noted that the proposed final landscape plan is in accordance with the plan submitted with the Preliminary Planned Unit Development. The plan shows representative plant materials throughout the site, include parking lot and foundation landscaping. The plan also includes the required parkway trees along the Huntley Springs frontage of the roadway extensions. Shrubs and groundcover has been added around the transformer pads on both sides of the facility’s main entrance and adjustments have been made to coordinate the photometric and landscape plans for the site to avoid any conflicts.

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Site Lighting

Planner Williams stated that the site’s parking areas will be lined by the same Sternberg Prairie-Style light fixtures installed within several other neighboring developments. The retirement residence exterior will be illuminated by Lithonia wall-mounted fixtures which will also be installed along the garage fronts at the rear of the site. Eighteen (18) bollards along the front of the retirement residence will be topped with accent light elements. The Lithonia street lights proposed along the rights-of-way adjacent to the development are same street lights currently installed along Powers Road.

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Signage

5 Planner Williams outlined the proposed signage for the site includes a single proposed monument sign within the landscape area adjacent to facility’s street frontage which includes the requisite landscaping at its base and must be designed to incorporate the principal building’s exterior materials and be no closer than ten (10’) feet from the property line. Planner Williams noted that all signs require submittal/approval of permits and no sign permits are approved as part of the final planned unit development approval.

Requested Relief

Planner Williams reviewed the following relief approved as part of the Preliminary Planned Unit Development:

- 10 1. Relief is requested to allow a floor area ratio (FAR) of 0.43 (43%) rather than 0.40 (40%) as allowed for “all other uses” in the R-4(PUD) zoning district.
- 15 2. Relief is requested to provide 160 parking spaces for the independent living facility, inclusive of garage spaces, rather than 218 spaces as required by the Zoning Ordinance.

Review Criteria—Final Planned Unit Development Review

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

- 20 i. Is in general conformance with the previously approved preliminary PUD plans.
- ii. By virtue of its imaginative and creative design and benefits to the village, justifies the intended variations from the strict interpretation of the Subdivision Ordinance.
- iii. Requires additional conditions and restrictions to protect the public interest and adjacent areas, improve the development and assure compliance with existing village ordinances.

25 **VILLAGE BOARD PRELIMINARY PLANNED UNIT DEVELOPMENT REVIEW**

Planner Williams reviewed the Village Board’s March 16, 2017 review and approval of the preliminary planned unit development for the retirement residence included the following comments regarding the development addressed at that meeting:

- 30 ▪ The Village Board expressed concern about the ability to add parking if needed in the future and requested that landbanked parking be added to the site plan where feasible. *The petitioner has provided a “Land Banked Parking Exhibit” illustrating where twelve (12) future parking spaces could be located on the subject site.*
- 35 ▪ The Village Board wanted confirmation that the roof-top screening is solid to completely screen the mechanical equipment. *The petitioner noted that the roof top screening is closely spaced aluminum slates angled to allow air flow but completely obscure the roof top equipment. The following note was also added to the Exterior Elevations: “Pre-Finished Alum. HVAC Screen Shall Provide 100% Visual Screening of Roof-Top Equipment”.*
- 40 ▪ The suggestion was made to shift the garage buildings to the north to provide additional space for vehicles to maneuver in and out of the garage spaces. *The petitioners note that garages have been set three (3’) feet off of the edge of the pavement to provide additional space for vehicles moving in and out of the garages. Additionally, the retirement residence operator provides the option of valet parking for residents as needed.*
- 45 ▪ The Village Board requested confirmation that the parking spaces within the garages were wide enough to allow drivers to easily maneuver into and out of the spaces and that there will there be adequate space for individuals to enter/exit the vehicle on both the driver and passenger side of the vehicle. *The petitioner noted that the garage spaces are wide enough to maneuver in and out of the garage, passengers may enter and exit the vehicle on either side and the garages at their existing facilities have worked very well.*
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- The Village Board asked the petitioner to show the configuration of a future east side entrance to the site. *The petitioner has added this to the proposed site plan for the retirement residence.*

5 **REQUESTED ACTION**

Planner Williams concluded the PowerPoint presentation noting that the petitioners request a motion of the Plan Commission, to recommend approval of Petition No. 17-4.1, Cameron General Contractors, Inc., as petitioner, and, RUBY-02-HNTLYRESI, LLC, as owner, the vacant 30 acre parcel east of the current termination of Powers Road (PIN 02-04-300-018) request for a Final Plat of Subdivision and Final Planned Unit Development for a 130-unit Senior Independent Living Facility in accordance with the application submitted to, and is on file with, the Village of Huntley.

Planner Williams stated that staff recommends the following conditions be applied should the Plan Commission forward a positive recommendation to the Village Board:

1. The use of Lot 1 is limited to a 130-unit senior independent living facility and any change in use shall require the Village Board of Trustees to approve an amendment to the Special Use Permit and Preliminary/Final Planned Unit Development.
2. The additional 0.52 acres of right-of-way required for the northern roadway extension shall be dedicated concurrently with, or prior to, the recording of the Huntley Springs Final Plat of Subdivision.
3. The construction of the remaining roadway extensions within the Huntley Springs Subdivision shall be completed in conjunction with the development of Lot 2 or Lot 3, whichever is developed first. Said roadway extensions shall be constructed prior to development of Lot 2 or Lot 3 if development first occurs on abutting property to the north or east of the Huntley Springs Subdivision. If development on abutting property occurs prior to development on Lot 2 or Lot 3, the roadway extensions shall be constructed within 12 months of receiving notification from the Village.
4. In accordance with Section 156.106(C), bicycle racks shall be added to the site plan.
5. The landscape plan shall be modified to replace the Coral Reef Bee Balm and Gro-Low Sumac with Taxus Yews and Spirea.
6. All public improvements and site development must occur in full compliance with the submitted plans (see list of exhibits) and all other applicable Village Municipal Services (Engineering, Public Works, Planning and Building) site design standards, practices and permit requirements.
7. The petitioner will comply with all final engineering revisions to be approved by the Village Engineer and Development Services Department.
8. The Village of Huntley will require adherence to Illinois drainage law and best management practices for stormwater management. The petitioner, its agents and assignees are responsible for not increasing the rate of stormwater runoff and will be required, to the extent practicable, to minimize any increase in runoff volume through “retention” and design of multi stage outlet structures.
9. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
10. In accordance with Section 155.220(A)(5) of the Subdivision Ordinance, preliminary plat approval shall be effective for a maximum period of 12 months following Village Board approval unless, upon application of the developer, the Village Board grants an extension. The final plat must be approved by the Village Board and recorded within this same one-year time limit. Should the final plat not be approved and recorded within one year of the preliminary plat submitted for approval, the preliminary plat must again be submitted for approval.
11. No building permits are approved as part of this submittal.
12. No sign permits are approved as part of this submittal.

Bob Lewis, Director of Development, Cameron General Contractors, 8040 Eiger Dr., Lincoln, Nebraska, addressed the Plan Commission and thanked them for their consideration of the request, noted that they have completed the purchase of the subject property and that they have no concerns about the project's conditions of approval.

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Commissioner Darci Chandler stated that she had no specific concerns regarding the Final Plat or the request Final Planned Unit Development.

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Commissioner Hahn asked for clarification regarding the placement of the dumpster enclosure and that it was orientated to adequately accommodate garbage vehicle access.

Mr. Lewis pointed out the location of the enclosure next to the second garage unit from the west and confirmed trash collection vehicle should have no problem accessing the structure.

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Commissioner Hahn asked for additional details regarding how the sidewalks to be installed as part of the Huntley Springs project connected to off-site sidewalks and pathways.

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Director Nordman noted that an existing sidewalk is installed along the south side of Powers Road from Route 47 east to the subject property and that a pathway is to be constructed this year along the east side of Route 47 from Oak Creek Parkway to Kreutzer Road which will ultimately provide this pedestrian connection.

Vice Chair Ellison noted that she had concerns about the adequacy/brightness of the site lighting near the garages at the rear of the site and whether the trash enclosure size was sufficient.

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The Petitioner noted that the garage units included wall-mounted lighting and that he believed the trash enclosure to be of sufficient in size given their experience with other similar size retirement communities they have developed.

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Chairman Kibort asked when the petitioner expected to break ground and Mr. Lewis stated they hoped to begin developing the subject property as soon as possible, perhaps as early as the beginning of summer this year.

Commissioner Nichols stated that she was happy with the proposed project.

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A MOTION was made to recommend approval of Petition No. 17-4.1, Cameron General Contractors, Inc., as petitioner, and, RUBY-02-HNTLYRESI, LLC, as owner, the vacant 30 acre parcel east of the current termination of Powers Road (PIN 02-04-300-018) - Request for a Final Plat of Subdivision and Final Planned Unit Development for a 130-unit Senior Independent Living Facility in accordance with the application submitted to, and is on file with, the Village of Huntley, subject to the following conditions:

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1. The use of Lot 1 is limited to a 130-unit senior independent living facility and any change in use shall require the Village Board of Trustees to approve an amendment to the Special Use Permit and Preliminary/Final Planned Unit Development.

2. The additional 0.52 acres of right-of-way required for the northern extension of Powers Road shall be dedicated concurrently with, or prior to, the recording of the Huntley Springs Final Plat of Subdivision.

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3. The construction of the remaining roadway extensions within the Huntley Springs Subdivision shall be completed in conjunction with the development of Lot 2 or Lot 3, whichever is developed first. Said roadway extensions shall be constructed prior to development of Lot 2 or Lot 3 if development first occurs on abutting property to the north or east of the Huntley Springs Subdivision. If development on abutting property occurs prior to development on Lot 2 or Lot 3, the roadway extensions shall be constructed within 12 months of receiving notification from the Village.

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4. In accordance with Section 156.106(C), bicycle racks shall be added to the site plan.

5. The landscape plan shall be modified to replace the Coral Reef Bee Balm and Gro-Low Sumac with Taxus Yews and Spirea.
6. All public improvements and site development must occur in full compliance with the submitted plans (see list of exhibits) and all other applicable Village Municipal Services (Engineering, Public Works, Planning and Building) site design standards, practices and permit requirements.
7. The petitioner will comply with all final engineering revisions to be approved by the Village Engineer and Development Services Department.
8. The Village of Huntley will require adherence to Illinois drainage law and best management practices for stormwater management. The petitioner, its agents and assignees are responsible for not increasing the rate of stormwater runoff and will be required, to the extent practicable, to minimize any increase in runoff volume through “retention” and design of multi stage outlet structures.
9. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
10. In accordance with Section 155.220(A)(5) of the Subdivision Ordinance, preliminary plat approval shall be effective for a maximum period of 12 months following Village Board approval unless, upon application of the developer, the Village Board grants an extension. The final plat must be approved by the Village Board and recorded within this same one-year time limit. Should the final plat not be approved and recorded within one year of the preliminary plat submitted for approval, the preliminary plat must again be submitted for approval.
11. No building permits are approved as part of this submittal.
12. No sign permits are approved as part of this submittal.

MOVED: Vice Chair Ellison
SECONDED: Commissioner Darci Chandler
AYES: Commissioners Darci Chandler, Hahn and Nichols, Vice Chair Ellison and Chairman Kibort
NAYS: None
ABSTAIN: None
MOTION CARRIED 5:0:0

7. Discussion

Director Nordman noted there are two (2) public hearing items scheduled for the next Plan Commission meeting on Monday, May 8, 2017.

8. Adjournment

At 7:03 pm, a MOTION was made to adjourn the April 24, 2017 Plan Commission meeting.

MOVED: Vice Chair Ellison
SECONDED: Commissioner Nichols
AYES: Commissioners Darci Chandler, Hahn and Nichols, Vice Chair Ellison and Chairman Kibort
NAYS: None
ABSTAIN: None
MOTION CARRIED 5:0:0

Respectfully submitted,
James Williams
 Planner
 Village of Huntley