

VILLAGE OF HUNTLEY
PLAN COMMISSION MEETING
Monday, December 11, 2017
MINUTES

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CALL TO ORDER

Chairman Tom Kibort called to order the Village of Huntley Plan Commission meeting for December 11, 2017 at 6:30 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, Lori Nichols, Terra DeBaltz, Robert Chandler and Chairman Tom Kibort

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COMMISSIONERS

ABSENT: Vice Chair Dawn Ellison

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

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4. Public Comments

Edward Allison, 11115 Lincoln Street, introduced himself to the Plan Commission and noted that he and other neighbors have significant concerns about the proposed mixed-use development of the seventeen (17) acre former school site at the northwest corner of Route 47 and Mill Street. Mr. Allison acknowledged the property owner/developer of the site has discussed the project with him and other adjacent residents, but there are still concerns about the magnitude and scale of the project particularly the proposed four (4) apartment buildings and fire house.

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Director Nordman reviewed the tentative development review schedule for the project noting that the project requires a public hearing before the Plan Commission and Village Board review and approval.

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Chairman Kibort recommended to Mr. Allison, his neighbors and other interested property owners to continue to monitor the development review process and continue to provide their feedback and concerns regarding the project throughout the process.

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5. Approval of Minutes

A. Approval of the November 27, 2017 Plan Commission Meeting Minutes

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A MOTION was made to approve the November 27, 2017 Plan Commission Meeting Minutes as written.

MOVED: Commissioner DeBaltz

SECONDED: Commissioner Nichols

AYES: Commissioners Darci Chandler, Hahn, Nichols, DeBaltz, Robert Chandler and Chairman Kibort

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NAYS: None

ABSTAIN: None

MOTION CARRIED 6:0:0

6. Public Hearing(s)

- 5 A. Petition No. 17-12.1, Village of Huntley, petitioner – Request is for approval of an amendment to the Village of Huntley Comprehensive Plan for the I-90/IL 47 Gateway Plan, pursuant to the requirements of Section 156.203 of the Huntley Zoning Ordinance.

A MOTION was made to open the public hearing to consider Petition No. 17-12.1.

10 **MOVED: Commissioner DeBaltz**
SECONDED: Commissioner Robert Chandler
AYES: Commissioners Darci Chandler, Hahn, Nichols, DeBaltz, Robert Chandler, and Chairman Kibort
15 **NAYS: None**
ABSTAIN: None
MOTION CARRIED 6:0:0

20 Chairman Kibort stated that a public hearing is being conducted and all audience members that would like to speak tonight must be sworn in. Chairman Kibort asked anyone wishing to speak to stand and be sworn in. The following individuals were sworn in:

Charles Nordman, Village of Huntley
25 Devin Lavigne, Principal, Houseal Lavigne Assocs., LLC, 188 West Randolph St. – Suite 200, Chicago, IL 60601

Introduction

30 Director Nordman provided a brief introduction noting that the subject I-90/IL 47 Gateway Plan area is approximately 3,300 acres surrounding the I-90/IL 47 full-interchange. Director Nordman noted that the approximately 1,500 acres south of the I-90 Tollway is defined by boundary agreements with the neighboring municipalities of Hampshire, Pingree Grove and Gilberts. Director Nordman stated that the portion of the study area north of Interstate 90 includes properties along Jim Dhamer Drive, south of Del Webb’s Sun City, commercial properties on the east side of Route 47, south of Powers Road and large tracts include the Stade property northeast of the Route 47 Freeman Road intersection.

35 Director Nordman stated that in May, 2017 the Village Board approved a resolution for a professional services agreement with Houseal Lavigne Associates for planning services to prepare an I-90/IL 47 Gateway Plan for property near the tollway interchange and that the draft plan is intended to enhance economic development opportunities by providing a detailed plan that will be adopted as an amendment to the Village’s Comprehensive Plan.

40 Referring to the draft I-90/IL 47 Gateway Plan, Director Nordman noted that the proposed plan is in response to the recent proliferation of commercial and industrial development surrounding the I-90/IL47 full-interchange and the Village’s desire for organized and compatible development. The plan for the area encompasses a mix of commercial uses to ensure long-term vitality surrounding not just the interchange, but of the entire Village and upon adoption, the plan will serve as a guide for future land use and development, capital improvements, and community investment.

Staff Analysis

50 Director Nordman noted the following key points to the draft plan include:

1. The property located at the Northwest corner of Route 47 and Jim Dhamer Drive is currently zoned “O” Corporate Office which is the same zoning along Quality Drive for Life Spine and the Advocate Outpatient Center. The Gateway Plan proposes to maintain the Office land use at the northwest corner of Route 47 and Jim Dhamer Drive.
2. The area proposed for light industrial is located south of I-90. Light industrial would include warehousing and distribution facilities, subject to the issuance of a special use permit.
3. The Stade property, located along the north side of Freeman Road, is proposed as business park and flex space. An internal roadway would provide circulation through the site with the potential for a roadway connection to the north.

Director Nordman stated that at an open house on September 21, 2017 comments were received regarding the draft I-90/IL47 Gateway Plan from approximately 75 residents, business owners, and property owners in attendance at the open house to learn about the plan.

Mr. Devin Lavigne provided an overview of the November 2017 draft I-90/IL 47 Gateway Plan.

Chairman Kibort noted there were no members of the public in attendance that wished to speak in favor of or in opposition to the proposed request.

Commissioner Darci Chandler noted that she was happy with the draft plan and hoped future development in the impacted area will be efficiently guided by the plan.

Commissioner Hahn asked if the proposed plan could offer specific recommendations for the area such as a park-and-ride facility or charging stations for electric cars.

Director Nordman pointed out that there are no imminent plans for PACE park-and-ride facilities further west of Randall Road.

Commissioner Hahn also noted the importance of this plan fitting into the larger regional plans for this portion of Illinois.

Chairman Kibort stated that while he is comfortable with the proposed plan an additional emphasis on native plantings, encouraging the use of landscape materials and features that protect top soil thereby minimizing erosion due to run-off and strict adherence to the Kane County Stormwater Ordinance requirements would be helpful additions to the plan.

Commissioners Nichols, DeBaltz and Robert Chandler stated that they agreed with the previous comments, were comfortable with the proposed plan and believe it will offer greater guidance for future development within the subject area.

A MOTION was made to close the public hearing to consider Petition No. 17-12.1.

MOVED: Commissioner Nichols
SECONDED: Commissioner Hahn
AYES: Commissioners Darci Chandler, Hahn, Nichols, DeBaltz, Robert Chandler, and Chairman Kibort
NAYS: None
ABSTAIN: None
MOTION CARRIED 6:0:0

A MOTION was made to recommend approval of Petition No. 17-12.1, Village of Huntley, petitioner – Request for an amendment to the Village of Huntley Comprehensive Plan for the I-90/IL 47 Gateway Plan, pursuant to the requirements of Section 156.203 of the Huntley Zoning Ordinance.

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MOVED: Commissioner Robert Chandler
SECONDED: Commissioner DeBaltz
AYES: Commissioners Darci Chandler, Hahn, Nichols, DeBaltz, Robert Chandler, and Chairman Kibort

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NAYS: None
ABSTAIN: None
MOTION CARRIED 6:0:0

7. Discussion

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Director Nordman stated that this is last Plan Commission meeting of 2017.

8. Adjournment

At 7:15 pm, a MOTION was made to adjourn the December 11, 2017 Plan Commission meeting.

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MOVED: Commissioner Nichols
SECONDED: Commissioner DeBaltz
AYES: Commissioners Darci Chandler, Hahn, Nichols, DeBaltz, Robert Chandler, and Chairman Kibort

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NAYS: None
ABSTAIN: None
MOTION CARRIED 6:0:0

Respectfully submitted,

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James Williams
Planner
Village of Huntley