

VILLAGE OF HUNTLEY
PLAN COMMISSION MEETING
Monday, May 14, 2018
MINUTES

5

CALL TO ORDER

Chairman Tom Kibort called to order the Village of Huntley Plan Commission meeting for May 14, 2018 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

15

PLAN

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

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COMMISSIONERS

ABSENT: None.

ALSO PRESENT:

Director of Development Services Charles Nordman, Planner James Williams, Development Engineer Scott Hajek, Village Attorney Thomas Burney, Project Manager James Woods of Civiltech Engineering, and Certified Shorthand Reporter Laura Babyar of Q & A Reporting, Inc.

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4. Public Comments None.

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5. Approval of Minutes

A. Approval of the March 26, 2018 Plan Commission Meeting Minutes

A MOTION was made to approve the March 26, 2018 Plan Commission Meeting Minutes as written.

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MOVED: Vice Chair Ellison

SECONDED: Commissioner DeBaltz

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

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NAYS: None

ABSTAIN: Commissioners Nichols and Robert Chandler

MOTION CARRIED 5:0:2

6. Public Hearing(s)

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A. Petition No. 18-5.1, Mighty Moon Bounce LLC, petitioner, and 1st Midwest TR Co TR 13306, owner, 10611 – 10615 Wolf Drive - Request is for a Special Use Permit to operate an Indoor Recreation Facility in the “M” Manufacturing District in accordance with the application submitted to, and is on file with, the Village of Huntley.

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Introduction

Planner Williams reviewed a PowerPoint presentation outlining the request from Mighty Moon Bounce LLC and 1st Midwest TR Co TR 13306 for the Special Use Permit for an Indoor Recreation Use within the “M”

Manufacturing-zoned Wolf Business Center at 10611 – 10615 Wolf Drive to accommodate an inflatables family entertainment center within the subject 7,500 square foot lease space.

5 Planner Williams stated the facility will accommodate up to six (6) inflatable bounce houses, party room, concession stands and arcade machines. In addition to birthday parties and special events, the venue will also accommodate “open jumps” and opportunities for team fundraising events. Planner Williams noted that there will be no food preparation within the lease space, generally birthday parties or special events will be catered by local food/beverage vendors and/or those scheduling the particular party or event will provide their own refreshments.

10 Planner Williams reviewed the proposed Days/Hours of Operation for the facility: Sunday – Thursday 10:00 to 8:00 p.m.; Friday and Saturday 8:00 a.m. to 10:00 p.m.

15 Planner Williams stated that the similar indoor recreation facilities currently operating within the Wolf Business Park include Huntley Gymnastics Academy, CrossFit Huntley, Center Stage Dance Academy, Huntley Cheer Association and Next Level Travel Baseball.

Staff Analysis

20 Planner Williams reviewed that the existing Zoning Ordinance specified that the minimum parking required for Commercial Recreation uses (0.3 spaces per person of design capacity) requires twenty-three (23) parking stalls for the proposed facility and that there are approximately 130 parking spaces within the eastern portion of the Wolf Business Park and approximately sixty (60) parking spaces immediately adjacent to the subject lease space.

Special Use Permit

25 Planner Williams stated that when reviewing a Special Use Permit, the Plan Commission must consider the standards identified in Section 156.068(E) of the Zoning Ordinance. No Special Use Permit shall be recommended or granted pursuant to Section 156.068(E) unless the applicant establishes the following:

- 30 (a) *Code and Plan Purposes.* The proposed use and development will be in harmony with the general and specific purposes for which this Code was enacted and for which the regulations of the district in question were established and with the general purpose and intent of the Official Comprehensive Plan.
- 35 (b) *No Undue Adverse Impact.* The proposed use, drainage and development will not have a substantial or undue adverse effect upon adjacent property, the character of the area or the public health, safety and general welfare.
- 40 (c) *No Undue Interference with Surrounding Development.* The proposed use and development will be constructed, arranged and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable district regulations.
- 45 (d) *Adequate Public Facilities.* The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools, or the applicant will provide adequately for such services.
- 50 (e) *No Undue Traffic Congestion.* The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential street.
- (f) *No Undue Destruction of Significant Features.* The proposed use and development will not result in the destruction, loss or damage of natural, scenic and historic feature of significant importance.
- (g) *Compliance with Standards.* The proposed use and development complies with any additional standards imposed on it by the particular provision of the Zoning Code authorizing such use.

Planner Williams added the packet outlining the Mighty Moon Bounce project included the petitioners' responses to the Special Use Permit Standards.

5 **REQUESTED ACTION**

10 Planner Williams concluded the PowerPoint presentation requesting a motion of the Plan Commission to recommend approval of Petition No. 18-5.1, Mighty Moon Bounce LLC, petitioner, and 1st Midwest TR Co TR 13306, owner, 10611 – 10615 Wolf Drive - Request is for a Special Use Permit to operate an Indoor Recreation Facility in the "M" Manufacturing District in accordance with the application submitted to, and is on file with, the Village of Huntley.

Staff recommends the following conditions be applied should the Plan Commission forward a positive recommendation to the Village Board:

- 15
1. All improvements must occur in full compliance with all applicable Village Municipal Services (Engineering, Public Works, Planning and Building), practices and permit requirements.
 2. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
 3. No Signage is approved as part of the Special Use Permit.

20 **A MOTION was made to open the public hearing to consider Petition No. 18-5.1.**

MOVED: Commissioner Robert Chandler

SECONDED: Commissioner Hahn

25 **AYES: Commissioners Darci Chandler, Hahn, DeBaltz, Nichols, Robert Chandler, Vice Chair Ellison and Chairman Kibort**

NAYS: None

ABSTAIN: None

MOTION CARRIED 7:0:0

30 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:

James Williams, Planner, Village of Huntley

35 Marina Acevedo, 4881 Thistle Lane, Lake in the Hills, IL 60156

Felipe Acevedo, 4881 Thistle Lane, Lake in the Hills, IL 60156

Marina Acevedo addressed the Plan Commission, thanked them for their consideration of the request and stated that they were looking forward to their business contributing positively to the Huntley community.

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

45 Commissioner Darci Chandler stated that she had no questions for the petitioner and was in favor of the request for the Special Use Permit.

Commissioner Hahn noted that he was happy with the proposed business and asked the petitioners when they intended to open the facility.

50 Ms. Acevedo responded that they hoped to open on July 1, 2018.

Vice Chair Ellison stated that she was supportive of the request, understood that food preparation was not considered at this time, but noted that the floor plan included a concession area. Vice Chair Ellison asked if food preparation will be considered in the future.

5 Ms. Acevedo stated that there is no plan for food preparation at this time and that the concession area would simply accommodate food items brought to the facility by local food vendors and/or groups with scheduled events/parties.

10 Chairman Kibort asked about the days and hours of operation and how large the groups are expected to be and how many groups at any one time.

15 Ms. Acevedo reiterated the days and hours of operation and noted that she expected early weekday hours would generally accommodate pre-school age children and/or camps. Ms. Acevedo added that groups could be as large as 30 and the facility would have no more than three groups at a time.

Commissioner Nichols stated that she is supportive of the request.

Commissioner DeBaltz commented that the proposed facility will be nice to have in Huntley.

20 Commissioner Chandler also shared his support of the proposed request.

A MOTION was made to close the public hearing for Petition No. 18-5.1.

25 **MOVED: Vice Chair Ellison**
SECONDED: Commissioner Nichols
AYES: Commissioners Darci Chandler, Hahn, Nichols, DeBaltz, Robert Chandler,
Vice Chair Ellison and Chairman Kibort
NAYS: None
ABSTAIN: None
30 **MOTION CARRIED 7:0:0**

35 **A MOTION was made to recommend approval of Petition No. 18-5.1, Mighty Moon Bounce LLC, petitioner, and 1st Midwest TR Co TR 13306, owner, 10611 – 10615 Wolf Drive - Request is for a Special Use Permit to operate an Indoor Recreation Facility in the “M” Manufacturing District in accordance with the application submitted to, and is on file with, the Village of Huntley subject to the following conditions:**

- 40
- 1. All improvements must occur in full compliance with all applicable Village Municipal Services (Engineering, Public Works, Planning and Building), practices and permit requirements.**
 - 2. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.**
 - 3. No Signage is approved as part of the Special Use Permit.**

45 **MOVED: Commissioner Robert Chandler**
SECONDED: Commissioner DeBaltz
AYES: Commissioners Darci Chandler, Hahn, Nichols, DeBaltz, Robert Chandler,
Vice Chair Ellison and Chairman Kibort
NAYS: None
ABSTAIN: None
50 **MOTION CARRIED 7:0:0**

- B. Petition No. 18-5.2, SMDMF LLC – 47, petitioner/owner, ±17.09 acres generally located at the northwest corner of IL Route 47 and Mill Street - Request is for a (i) Preliminary Plat of Subdivision; (ii) Zoning**

Map Amendment to rezone the subject site from R-1 Single Family Residence and R-2 Single Family Residence to B-2 Highway Service District, R-5 Multiple Family Residence, and R-2 Single Family Residence; (iii) Special Use Permit for Preliminary Planned Unit Development, including approval of such 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; (iv) Special Use Permit for Restaurants in the B-2 Highway Service District; and (v) Special Use Permit for Multiple Family Dwellings in the R-5 Multiple Family Residence District, pursuant to the requirements of Section 156.204 of the Huntley Zoning Ordinance. The application proposes the construction of a mixed-use development on the ±17.09 acre site.

A MOTION was made to open the public hearing to consider Petition No. 18-5.2.

MOVED: Vice Chair Ellison

SECONDED: Commissioner Nichols

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

NAYS: None

ABSTAIN: None

MOTION CARRIED 7:0:0

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, Development Services Department Director, Village of Huntley

Scott Hajek, P.E., CFM, Development Engineer, Village of Huntley

James Woods, Project Manager, Civiltech Engineering

Michael Skala, 10612 Michael Street, Huntley, IL 60142

Joe Gottemoller, Attorney, 1 N Virginia Street - Suite A, Crystal Lake, IL 60014

Peter Reinhofer, Project Manager II, V3, 7325 Janes Avenue, Woodridge, IL 60517

Ronald Dean, SUMAC, 3701 N. Ravenswood Ave. #202, Chicago, IL 60613

Jorge Rueda, P.E., 2IM Group, 118 South Clinton Street, Suite 350, Chicago, IL 60661

Kurt Blanken, 11680 Woodcreek Drive, Huntley, IL 60142

Ed Allison, 11115 Lincoln Street, Huntley, IL 60142

Cindy Allison, 11115 Lincoln Street, Huntley, IL 60142

Russ Wilson, 10819 Bonnie Brae Road, Huntley, IL 60142

Betty Zirk, 11202 Lincoln Street, Huntley, IL 60142

Eric Krush, 11107 S. Church Street, Huntley, IL 60142

Diana Carpenter, 12118 W. Main Street, Huntley, IL 60142

Jeff Homuth, 11702 Davey Drive, Huntley, IL 60142

John Temmer, 12843 Farm Hill Drive, Huntley, IL 60142

Jeff Peterson, 11306 Sunset Lane, Huntley, IL 60142

Brandon Turner, 11209 Lincoln Street, Huntley, IL 60142

Director Nordman introduced Scott Hajek, P.E., CFM, Huntley Development Engineer, and Jim Woods, P.E., with Civiltech the Village's traffic engineering consultant.

Director Nordman provided an overview of the process to be followed this evening including: (i) staff's presentation; (ii) petitioner's presentation; (iii) public comment; (iv) petitioner's rebuttal; followed by (v) the Plan Commission's discussion of the proposed development request. Additionally, Director Nordman noted that the Plan Commission is a recommending-body, and following their recommendation, the petitioner's request will move forward to the Village Board for their review/consideration.

5 Director Nordman review a PowerPoint presentation outlining the proposed request from SMDMF LLC – 47, owner of ±17 acres at the northwest corner of Route 47 and Mill Street consisting of multiple parcels which are currently zoned R-1 and R-2 Single Family Residence District. The property has frontage on Route 47, Mill Street, Lincoln Street, and Main Street. Director Nordman pointed out that the subject site does not include any of the existing single-family homes located along Lincoln Street or Main Street.

10 Director Nordman reviewed the proposed development’s history which included the conceptual plan that appeared before the Plan Commission on August 14, 2017 when the project consisted of four (4) multi-story apartment buildings totaling 170 units, four multi-story commercial/office buildings totaling ±88,054 square feet, and a fire station site. At that time the site also included 748 parking spaces for the overall development. This conceptual plan was reviewed by the Village Board on August 3, 2017, and later a revised plan was conceptually reviewed by the Village Board on April 26, 2018.

15 Since the August 14th Plan Commission meeting, the petitioner has met several times with surrounding property owners and the Village which has resulted in the development plan being revised several times to address comments and concerns. Director Nordman noted that public and neighborhood meetings held thus far on the project are as follows:

- 20 • August 3, 2017 – Concept Review with Village Board
- August 14, 2017 – Concept Review with Plan Commission
- August 30, 2017 – Concept Review with Neighborhood
- November 16, 2017 – Follow-Up Meeting with Neighborhood
- 25 • April 26, 2018 – Concept Review with Village Board

As noted, the petitioner held the first neighborhood meeting last August to introduce the project to surrounding residents and to receive feedback. As a result of the neighborhood meeting, the plan was modified to eliminate one apartment building and replace it with 16 townhomes. This resulted in the number of apartments being reduced from 170 to 132. A second neighborhood meeting was held in November to review these changes. Based on additional feedback from the second neighborhood meeting and discussions with Village staff and the Huntley Fire Protection District, the petitioner subsequently removed the fire station site from the plan and replaced it with single family homes.

30 Director Nordman reviewed the major modifications to the development’s plan since it was presented to the Village Board and Plan Commission in August 2017 summarized in the following table:

Major Modifications to Plan

TYPE OF DEVELOPMENT	AUGUST 2017	APRIL 2018
Multi-Family Apartment Buildings; Units	4; 170	3; 132
Townhome Buildings; Units	0	4; 16
Single-Family Homes	0	8
Fire Station	1	0
Commercial /Office Buildings	4; ± 88,000 s.f.	4; ± 76,000 s.f.

40 Director Nordman pointed out that the petitioner has met with both the Huntley Community School District 158 Board of Education and the Huntley Park District Board of Commissioners to review the project noting that letters from both organizations were provided as attachments to the report. Director Nordman also noted that the Village has held preliminary meetings with the Park District to discuss future alternatives for parking for events such as July fourth fireworks and Fall Fest if, and when, the subject site is developed and therefore unavailable to be utilized for these events.

Staff Analysis

Downtown Revitalization Plan

5 Turning to the Downtown Revitalization Plan, adopted by the Village in 2010, Director Nordman noted that the land use plan for the subject site was created through a process that included multiple community workshops and key person interviews as well as a public hearing before the Plan Commission. The Downtown Revitalization Plan recommended corridor commercial along Route 47, multi-family within the interior of the site and single-family residential along Lincoln Street. Director Nordman pointed out that an excerpt from the Downtown Revitalization Plan was attached to the development plan summary report and that the plan’s recommendations for the site were reviewed again by the Village Board in 2016.

Preliminary Plat of Subdivision

15 Director Nordman reviewed the preliminary plat of subdivision for the site that proposes twenty-eight lots within the ±17 acre planned unit development, with each building pad created as a separate lot and the common area associated with each land use dedicated as a separate lot. Director Nordman noted that easement provisions to be provided on the final plat of subdivision will allow ingress/egress across lots as well as including language for shared parking between the land uses. Director Nordman stated that there are no publicly dedicated roads proposed as part of the development plan and noted that the covenants and restrictions to address maintenance of common areas, stormwater facilities, parking areas, etc. will be provided as part of the consideration of the final plat of subdivision submittal review.

20 Director Nordman stated that the Zoning Ordinance requires a minimum lot area of 80,000 square feet (1.84 acres) for Planned Unit Developments in each the R-2, R-5, and B-2 zoning districts and that the overall ±17.09 acres for the proposed PUD site exceeds the minimum area required for a PUD.

Map Amendment

25 Director Nordman reviewed the current zoning of the ±17 acre site which includes R-1 Single Family Residence and R-2 Single Family Residence, with the north 4.9 acres zoned R-2 Single Family Residence and the southern 12.1 acres zoned R-1 Single Family Residence. Director Nordman stated the petitioner’s request for the proposed map amendment would rezone the site to R-2 Single Family Residence (1.86 acres), B-2 Highway Service (4.26 acres), and R-5 Multiple Family Residence (10.97 acres) to accommodate the mixed use development.

30 The specific zoning changes to the subject site Director Nordman noted includes, the center 10.97 acres of the site would be zoned R-5 Multiple Family Residence District to allow for the three apartment buildings (132 units) and four townhome buildings (16 units) and the ±4.26 acres along Route 47 would be zoned B-2 Highway Service District to allow for the proposed commercial and office buildings. Director Nordman notes the 1.86 acres fronting Lincoln Street would accommodate eight (8) single family home lots.

Preliminary Planned Unit Development

Development Summary

35 Director Nordman reviewed the request for the proposed Preliminary Planned Unit Development to develop the ±17 acre site as a mixed use development to include 132 apartments, 16 townhomes, 8 single family home lots, and 76,808 square feet of commercial and office space.

40 Director Nordman reviewed the proposed apartment buildings will be three stories in height above a level of enclosed parking and will include seventy-four 1-bedroom and fifty-eight 2-bedroom apartments. The enclosed parking would provide 160 parking spaces. Director Nordman reviewed the proposed row-style townhomes noting that they are proposed to consist of four buildings with four units per building. The townhomes would include eight 2-bedroom units and eight 3-bedroom units. Director Nordman pointed out that the proposed single family home lots would be marketed for sale but would not be constructed by the petitioner.

Parking

Director Nordman reviewed the required parking for the Planned Unit Development noting that it is calculated based on the various types of land uses proposed within the development as specified within the following table:

LAND USE	ZONING ORDINANCE REQUIREMENTS	REQUIRED	PROPOSED
Apartment	2.5 spaces required per unit	330	160 indoor / 170 outdoor
Commercial	4 spaces required per 1,000 square feet	448	449
Office	4 spaces required per 1,000 square feet		
Restaurant	1 space required per 3 seats		
Total		778	779

5 Director Nordman noted that the petitioner has proposed the possibility of landbanking the westernmost row of parking west of Apartment Building 2, constructing these parking spaces if it is deemed necessary in the future and that the specifics of this landbanking agreement would be crafted as part of the Final PUD review for the site.

10 Director Nordman further noted that in addition to the parking provided for the apartments, office, and commercial portion of the development, each single family home and townhome will provide garage parking for two vehicles along with driveways to accommodate additional parking for each respective unit.

Traffic Analysis

15 Director Nordman stated he would address the access and traffic circulation within the site while deferring to the petitioner’s traffic engineer to provide an overview of the traffic study later in the presentation. Director Nordman pointed out that there are four access driveways proposed to the site including the one right-in/right-out driveway proposed onto Main Street just west of the existing residences, approximately 250 feet west of the signalized intersection with Route 47. Access along Route 47 is proposed to be provided through a single right-in/right-out/left-in driveway located midway between Main Street and Mill Street directly across from the northern driveway for the Mobil gasoline station. Two full-access driveways are proposed along Mill Street. Director 20 Nordman stated that one Mill Street access point is located about 200 feet west of Route 47 and the other located about 525 feet west of Route 47. Director Nordman stated that the petitioner proposes restricting right turns out of these Mill Street drives by posting “local traffic only” signage.

25 **Stormwater**

Director Nordman provided an overview of the proposed stormwater management noting that the plan will utilize different techniques and components to handle the stormwater within the site. The proposed stormwater system includes a single, open water detention basin; rain gardens; permeable pavement within parking areas; and green roofs on many of the proposed buildings. Director Nordman pointed out that a traditional storm sewer system 30 will be employed to connect the various stormwater control components to drain to the main pond and larger rain gardens which will then drain to the storm sewer within IL Route 47. Additionally, the system will also include the use permeable pavements and rain gardens aimed at reducing the volume of runoff during the more frequent storm events and thereby increase the amount of infiltration.

35 Director Nordman stated that the stormwater management plan for the development is at its preliminary engineering stage and that the volume of detention required for the site has been calculated and is within an acceptable range based on engineering standards. Director Nordman noted that the actual design of the detention basins, rain gardens and permeable pavement will be detailed in the final engineering plans which will be submitted as part of the development application for Final Planned Unit Development. Director Nordman further 40 noted that the petitioner’s stormwater engineer is in attendance at the meeting and will provide additional details regarding this element of the site’s engineering.

Landscaping

Director Nordman reviewed the preliminary landscape plan for the site noting the proposed site plantings and berming which includes the planting of trees to the parking stalls to give the appearance of tree lined streets, rather than internal parking lot tree plantings as required by the Zoning Ordinance.

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Director Nordman highlighted the combination of berming and fencing the landscape plan proposes along the west and northwest portions of the site. Director Nordman pointed out that overall site landscaping details will be more defined to include elements such as pedestrian connections/sidewalks, fencing, bike racks, trash enclosures, lighting, signage, as part of the application for the Final PUD for the project.

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Building Elevations

Director Nordman reviewed PowerPoint slides depicting conceptual building elevations and renderings provided by the petitioner to illustrate the overall design theme for the various residential and commercial building types envisioned within the development and acknowledged that more detailed information, including building materials and colors, is required to be provided as part of the Final PUD application for each phase the development.

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Phasing

Director Nordman stated that the development is planned to be constructed in eight phases starting from the south and generally working towards Main Street on the north end of the site. Director Nordman’s review of the phasing plan for the development included the following:

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- Phase 1 – Apartment Building 1 (36 units); adjacent stormwater management and parking
- Phase 2 – Commercial Buildings 1 (19,250 sf) and 2 (16,275 sf) and parking
- Phase 3 – Single Family on Lincoln Street (8 lots)
- Phase 4 – Apartment Building 2 (54 units) and parking
- Phase 5 – Commercial Building 3 (24,500 sf); adjacent stormwater management and parking
- Phase 6 – Apartment Building 3 (42 units) and parking
- Phase 7 – Townhomes (16 units)
- Phase 8 – Commercial Building 4 (16,783 sf) and parking

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Requested Relief

Director Nordman stated that the purpose of a Planned Unit Development is to encourage imaginative design and coordinated land uses and to provide relief from the subdivision and zoning district requirements which are designed for conventional developments, but which may inhibit innovation.

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Director Nordman reviewed the relief requested by the petitioner to accommodate the subject Preliminary PUD which includes:

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1. Section 155.030 of the Subdivision Ordinance requires all existing utility lines, conduits or cable for telephone, electric and cable television services to be placed underground within easements or dedicated public ways. The petitioner is requesting relief to not bury the utility lines along the northern most lot line on Main Street. The subject property has 218.38 feet of frontage on Main Street with overhead utility lines. Overhead utility lines are also located along the property’s Lincoln Street frontage and the petitioner will bury these lines as part of the project.
2. Section 155.026(D) of the Subdivision Ordinance requires that all lots abut publicly dedicated streets. The plan proposes ingress/egress easements to provide access to the internal lots within the subdivision rather than publicly dedicated street, therefore requiring relief.
3. Section 155.032(C)(3) of the Zoning Ordinance requires a corner side yard (Mill Street) setback of 30 feet. The petitioner is proposing a corner side yard setback of 20 feet for Apartment Building 1.

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4. Section 156.032 of the Zoning Ordinance restricts the height of multiple family buildings to 35 feet. The petitioner is requesting relief to allow a maximum building height of 45 feet. It should be noted that the additional height is a result of the roof-top mechanical penthouse which is not space that can be occupied.
5. Section 156.151(G)(10) of the Zoning Ordinance requires one large canopy tree for every ten required parking spaces shall be planted internal to the parking lot. The petitioner is proposing to provide trees on the perimeter of the parking stalls to give the appearance of tree lined streets.

Review Criteria for Preliminary PUD

Director Nordman noted that the petitioner's presentation will include how the proposed development adheres to the review criteria for a Preliminary PUD which includes the following:

- i. Is compatible with the Village of Huntley Comprehensive Plan and Community Goals.
- ii. Promotes high standards in design, site planning, and construction.
- iii. Provides a safe and desirable living environment.
- iv. Preserves natural features of the site.
- v. Provides for adequate open space for recreation and other community purposes.
- vi. Represents a creative approach in land development.
- vii. The design is compatible with adjacent properties and neighborhood.

Special Use Permits

Director Nordman pointed out that the B-2 Highway Service District requires the approval of a Special Use Permit for restaurants, that the petitioner is proposing approximately 20,580 square feet of restaurant space based on figures within the traffic impact study and that the proposed parking on the site accommodates the proposed restaurant uses. The requested special use does not include drive-through restaurants as the petitioner has stated that he does not intend to accommodate drive-through users within the development.

Director Nordman pointed out that while multiple family dwellings are a permitted use within the R-5 Multiple Family Residence District, if a multiple family dwelling exceeds 20 units a special use is required and the petitioner proposes three buildings with each containing greater than 20 units, therefore requiring approval of a special use permit.

Standards for Reviewing Special Uses

When reviewing a Special Use Permit, the Plan Commission must consider the standards identified in Section 156.068(E) of the Zoning Ordinance. No Special Use Permit shall be recommended or granted pursuant to Section 156.068(E) unless the applicant establishes the following:

- (a) *Code and Plan Purposes.* The proposed use and development will be in harmony with the general and specific purposes for which this Code was enacted and for which the regulations of the district in question were established and with the general purpose and intent of the Official Comprehensive Plan.
- (b) *No Undue Adverse Impact.* The proposed use, drainage and development will not have a substantial or undue adverse effect upon adjacent property, the character of the area or the public health, safety and general welfare.
- (c) *No Undue Interference with Surrounding Development.* The proposed use and development will be constructed, arranged and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable district regulations.
- (d) *Adequate Public Facilities.* The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire

protection, refuse disposal, parks, libraries, and schools, or the applicant will provide adequately for such services.

5 (e) *No Undue Traffic Congestion.* The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential street.

(f) *No Undue Destruction of Significant Features.* The proposed use and development will not result in the destruction, loss or damage of natural, scenic and historic feature of significant importance.

10 (g) *Compliance with Standards.* The proposed use and development complies with any additional standards imposed on it by the particular provision of the Zoning Code authorizing such use.

Michael Skala and the rest of his design team introduced themselves and Mr. Skala addressed the Plan Commission and thanked them for their consideration.

15 Mr. Skala reviewed historic aerials of the subject property including noting how the property looked prior to the raising of the Huntley School building in 2005.

20 Mr. Skala continued noting that stormwater management is an integral component of the design of the proposed development with the hope of recharging the aquifer rather than diverting the water away.

Referring to the Village's Comprehensive Land Use Plan, Mr. Skala stated that immediately after purchasing the property he met with the Village and began to design the proposed development in conformance with the specified Downtown Revitalization Plan, including the proposed single family residential along Lincoln Street.

25 Mr. Skala noted that the proposed project has included a relatively limited amount of relief from the zoning requirements. Additionally, Mr. Skala reiterated the point that Director Nordman had made that the Planned Unit Development process is intended to foster creative site design processes with the hope that what is created is unique. Mr. Skala stated that he hoped to the proposed project would complement the Village's Downtown Revitalization Plan, draw residents to Huntley as well as visitors from the surrounding area in an effort to generate revenue for the Village and local businesses.

30 Mr. Skala stated that revisions were made to the project since meeting with the neighboring residents and summarized the two main points of concern remain traffic and density. In regard to the density, Mr. Skala points out that the development conforms to the Comprehensive Land Use Plan requirements, there is no request to increase the residential density beyond these figures and the density was reduced from what was originally proposed.

35 Peter Reinhofer with V3 Companies addressed the Plan Commission, stated that his firm produced the traffic impact study associated with the proposed project and noted that there are four (4) proposed access points to the subject development which include:

- Main Street - right-in/right-out
- Route 47 - right-in, right-out and northbound left-in aligned with the northernmost drive serving the existing Mobil service station on the east side of Route 47
- Mill Street – two (2) right-ins, left-ins, left-outs

40 Mr. Reinhofer stated the intention for the design of the ingress/egress drives along Mill Street serve to minimize traffic on the local streets west of the proposed development. Peak daily travel times were reviewed, studied and those results included in the traffic impact report.

Mr. Reinhofer noted that Route 47 is an Illinois Department of Transportation (IDOT) operated and maintained roadway and that IDOT is responsible for the traffic signals along Route 47 which included a recent re-timing of those signals. Mr. Reinhofer stated the hope is to coordinate with IDOT the re-timing of the signals to assist with moving more traffic through the Route 47/Main Street intersection during peak travels periods.

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Mr. Reinhofer pointed out that the signalization at Route 47/Mill Street intersection is an off-site improvement the design team is proposing, however, in light of IDOT's classification of Route 47 as a strategic regional arterial, the traffic signal warrants are more stringent than they may be otherwise, but the design team will continue to coordinate with IDOT, and the Village's traffic consultant regarding this matter. Another off-site improvement considered is a southbound right-turn lane servicing the Route 47 access point to the site with its installation predicated on working with IDOT regarding the Route 47/Main Street intersection. Mr. Reinhofer reviewed peak travel time/counts for the proposed development compared with the traffic counts when the high school was previously located on the subject site.

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Jorge Rueda, civil engineer with 2IM Group, addressed the Plan Commission and provided an overview of the stormwater management plan for the site beginning by reiterating a point made earlier by Mr. Skala that the site engineering promotes groundwater infiltration through the use of permeable pavement, rain gardens and a large detention pond coordinated to discharge into the Route 47 storm sewer. Mr. Rhoda notes the plan is designed to adhere to the Kane County Stormwater Ordinance, IDOT and Village requirements, thereby providing adequate stormwater storage and discharge during major storm events.

20

Mr. Rueda reviewed the site grading plan, noting that it is subject to revision. Mr. Rueda's review of the utility plan noted that fire hydrants installation and locations of all other necessary utility systems will be installed and maintained in compliance with industry standards and best management practices.

25

Joe Gottemoller, the design team's legal representative, referenced the "Old School Site – Planned Unit Development (PUD) Standards" document provided as an attachment to the Staff's Development Report outlining the petitioner's request. Mr. Gottemoller reviewed each of the petitioner's responses thee Special Use Permit General Standards.

30

Public Comment:

Kurt Blanken, 11680 Woodcreek Drive, stated he is not against the development, but is opposed to the location of the proposed development given his belief that the subject property is key element of the Village's aquifer and better locations for the development would be the northwest corner of Ruth Road and Kiley Drive or the abandoned golf range property west of the Route 47/Algonquin Road intersection. Mr. Blanken stated that he does not want his tax dollars going toward the development of this site as proposed but would gladly contribute to funds for a plaque to be placed at the center of the site if it is preserved as open space.

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Ed Allison, 11115 Lincoln Street, stated he is concerned with the proposed density of the development, lack of detail within traffic study compiled for the proposed development, the Chicago Metropolitan Agency for Planning (CMAP) projections report that a traffic signal would not be installed at the Route 47/Mill Street intersection until 2040 and the neglecting existing /future traffic along Lincoln Street.

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Cindy Allison, 11115 Lincoln Street, stated she is opposed to the R-5 multi-family apartment zoning proposed within development and believes that if the development is constructed it will be an eyesore to those traveling through the Village.

45

Russ Wilson, 10819 Bonnie Brae Road, stated that he has been a Huntley resident since 1986, was a Huntley fire fighter for 31 years, and believes the existing zoning of the subject site should not be changed, adding that the permeable pavement included in the site design can be a maintenance problem over time.

50

Betty Zirk, 11202 Lincoln Street, stated she built her home in 1955 and believed that the single family homes proposed along Lincoln should be built on larger lots therefore reduced from eight (8) to five (5) homes. Additionally, Ms. Zirk expressed her concern that the traffic generated by the development through her neighborhood would be a problem.

5

Eric Krush, 11107 S. Church Street, stated he graduated from Huntley High School in 1988 and believes existing traffic in Huntley is bad. Mr. Krush stated it will be worse in the future and the proposed development will contribute to this problem not only in the area around the subject site but on the east side of Route 47 as well.

10 Diana Carpenter, 12118 W. Main Street, stated she is opposed to proposed development and is skeptical that the apartment complex will be run and maintained in an efficient manner. Ms. Carpenter also stated that she believes the proposed six year duration for construction of the development is too long and that the Village will not properly maintain the adjacent roadways.

15 Jeff Homuth, 11702 Davey Drive, stated he believed the property should be maintained as open space.

John Temmer, 12843 Farm Hill Drive, expressed his concern that existing traffic in the Village is bad and the proposed development could potentially make it a great deal worse.

20 Jeff Peterson, 11306 Sunset Lane, stated that he does not believe the proposed development is in keeping with the Village's promotion of country charm and the proposed architecture does not match the area. Mr. Peterson stated that while he is satisfied with some elements of the plan he believes the overall development is too dense.

25 Brandon Turner, 11209 Lincoln Street, stated that he believes the development is better suited for a site greater than twice the size of the subject site and while commercial along Route 47 makes sense, the number of single-family homes should be reduced and apartments do not fit.

Petitioner's Response to Public Comment:

30 Michael Skala began his response to the issues and concerns raised through the course of the public comment by noting that the density within the development has been reduced from the originally proposed figures based on feedback he had received through the public meeting process. In regard to CMAP traffic projections, Mr. Skala remarked that the current traffic operation along Route 47 in the vicinity of the subject property is failing and he is working with the Village and Illinois Department of Transportation (IDOT) to improve the system while also
35 accommodating the proposed development.

Mr. Skala offered his perspective on the usefulness of permeable pavers and how they can assist with stormwater management including the amount of water they retain and how this water can potentially be recirculated or appropriately discharged. Additionally, Mr. Skala emphasized that the design of the system intends for the water
40 features to always be holding stormwater.

In regard to the single-family homes proposed along Lincoln Street, Mr. Skala pointed out that that the existing plat accommodates ten (10) homes adjacent to Lincoln Street and the proposed development plan includes eight (8) homes. Mr. Skala noted that the decision to not locate a new fire station at the corner of Lincoln and Mill
45 Streets was a mutual decision arrived through consultation with the Huntley Fire Protection District. Furthermore, the decision to build fewer homes was a compromise to re-plat this portion of the site to more closely correspond with the homes on the opposite side of Lincoln Street.

Mr. Skala pointed out that the Tracy Cross study was done specific to this project and investigated the viability of
50 this project only.

The project construction timeline was addressed by Mr. Skala, noting that he wants to avoid constructing buildings that remain vacant. Therefore, Mr. Skala stated he hopes to sufficiently leasing buildings before constructing buildings.

5 Mr. Skala noted that the cut-through use of Lincoln Street was an issue discussed since the initial public meetings regarding the project and that the design of the site has been focused on ways to minimize the cut-through use of Lincoln. Mr. Skala also mentioned that discussion about eliminating the Main Street access to the development was dismissed largely due to the fact that eliminating that access point would direct that much more traffic along Lincoln Street.

10 Mr. Skala addressed the issue of the density of the proposed apartments within the development, noting that while the project is attempting to fit with the Village's Comprehensive Plan, he believes that the number of apartments proposed is actually less than the number of apartments the Village needs. Mr. Skala also stated that the opposition to the project is less about the need for apartments within the Village and more about opposition to the apartments being developed at this location. Mr. Skala reiterated his belief that the Village needs apartments and noted that he hopes younger residents will be attracted to the walkability, biking and close proximity to the downtown area accommodated by the proposed development.

Plan Commission Discussion:

20 Commissioner Darci Chandler estimated the number of residents generated by the proposed development at approximately 300, which she believes would have significant impact on the adjacent neighborhood to the west. In addition to her concerns about cut-through traffic along Lincoln Street, she also expressed her concerns that the proposed development may be better suited to a larger site.

25 Commissioner Hahn stated that while there are parts of the proposed development he supports, including the single-family homes along Lincoln Street, he is skeptical that signage and pavement markings will adequately discourage traffic from using Lincoln Street as a cut-through. In regard to what he expected with the final design for the site, Commissioner Hahn hoped there would be accommodation for dumpster enclosures, areas near the apartments for commercial trucks to load/unload furniture and furnishings, sufficient drive lanes for the maneuvering of movers and garbage trucks, and a right turn lane added on Mill Street. Additionally, Commissioner Hahn recommended fencing at the northeast corner of the site to prevent cut-through pedestrian traffic heading to downtown and adequate sidewalks to accommodate all pedestrian circulation.

35 Vice Chair Ellison stated that while she believes the Village needs apartments and townhomes she is concerned about the maintenance and upkeep of both these type of residences within the proposed development. Vice Chair Ellison is in favor of design features including permeable pavements, green roofs and commercial development adjacent to Route 47. Vice Chair Ellison asked if there could be any consideration for eliminating ingress/egress drives along Mill Street.

40 Chairman Kibort had concerns about the stormwater detention, initial native plantings, and the future maintenance of these areas. Chairman Kibort noted that apartments may be appropriate for the development provided that they are designed efficiently. He stated he likes the green roofs and acknowledged that the commercial development along Route 47 and the northwest corner of Route 47 and Mill Street also appears appropriate.

45 Commissioner Nichols expressed her belief that the Village needs rental properties and believes apartments are appropriate for the site. In regard to the penthouse equipment storage necessitating the relief from the height required, Commissioner Nichols offered that perhaps this equipment could be stored in the underground garage areas.

50 Commissioner DeBaltz shared her concerns that the single family lots along Lincoln Street that would back-up to apartments may not be desirable to a typical home buyer and that the overall site aesthetics may not fit with the

existing development.

Commissioner Chandler expressed his concern that the dumpsters, and corresponding garbage truck maneuvering-areas, will reduce the amount of parking within the site, adding that does not like land banked parking.
5 Commissioner Chandler also stated that he does not like the proposed architectural style throughout the site.

A MOTION was made to continue the public hearing to consider Petition No. 18-5.2 to the June 11, 2018 Plan Commission meeting.

10 **MOVED:** Vice Chair Ellison
SECONDED: Commissioner Nichols
AYES: Commissioners Darci Chandler, Hahn, DeBaltz, Nichols, Robert Chandler,
Vice Chair Ellison and Chairman Kibort
NAYS: None
15 **ABSTAIN:** None
MOTION CARRIED 7:0:0

7. Discussion

20 Director Nordman noted that the next regularly scheduled Plan Commission meeting is the June 11, 2018 meeting which will include the continued public hearing to consider the Old School site.

8. Adjournment

25 **At 9:50 pm, a MOTION was made to adjourn the May 14, 2018 Plan Commission meeting.**

MOVED: Commissioner DeBaltz
SECONDED: Commissioner Nichols
AYES: Commissioners Darci Chandler, Hahn, Nichols, DeBaltz, Robert Chandler,
30 **Vice Chair Ellison and Chairman Kibort**
NAYS: None
ABSTAIN: None
MOTION CARRIED 7:0:0

35 Respectfully submitted,
James Williams
Planner
Village of Huntley

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