

VILLAGE OF HUNTLEY
PLAN COMMISSION MEETING
Monday, May 9, 2022
MINUTES

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CALL TO ORDER

Chairwoman Dawn Ellison called to order the Village of Huntley Plan Commission meeting for May 9, 2022 at 6:30 p.m. The meeting was held in the Municipal Complex Village Board Room at 10987 Main Street, Huntley, Illinois 60142.

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PLEDGE OF ALLEGIANCE

Chairwoman Ellison led the Pledge of Allegiance.

ROLL CALL

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PLAN

COMMISSIONERS: Commissioners Ron Hahn, Joseph Holtorf, Jeff Peterson, Dennis O’Leary, Terra DeBaltz, Vice Chair Ric Zydorowicz, and Chairwoman Dawn Ellison.

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COMMISSIONERS

ABSENT: None.

ALSO PRESENT: Director of Development Services Charles Nordman and Senior Planner Scott Bernacki

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4. **Public Comment** None

5. **Approval of Minutes**

A. Approval of the April 11, 2022 Plan Commission Meeting Minutes

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A MOTION was made to approve the April 11, 2022 Plan Commission Meeting Minutes.

MOVED: Commissioner Dennis O’Leary

SECONDED: Vice Chair Ric Zydorowicz

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AYES: Commissioners Ron Hahn, Jeff Peterson, Dennis O’Leary, Vice Chair Ric Zydorowicz, and Chairwoman Dawn Ellison

NAYS: None

ABSTAIN: Commissioner Joseph Holtorf and Terra DeBaltz

MOTION CARRIED 5:0:2

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6. **Public Hearing(s)**

A. Petition No. 22-05.01, Peter Carzoli & Elizabeth Pondel – Petropoulous owner/petitioner, Relating to ±0.9 acres at 12380 and 12390 Oakcrest Drive (Lot 3 & 4 in the Holst Subdivision Unit 2), Request is for approval of (i) a Final Plat of Consolidation; and (ii) an Amendment to PUD Ordinance (O)2003.01.10, including any necessary relief, in accordance with the plans that have been submitted to, and are on file with, the Village of Huntley.

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Chairwoman Ellison turned to Village staff to begin the PowerPoint presentation to review the petition.

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Senior Planner Scott Bernacki introduced the request from the petitioner to construct a new single family home upon a newly consolidated lot. It was presented that the proposed plat of consolidation to merge lots 3 and 4 of the Holst Subdivision Unit 2 met the minimum lot area and width requirements for the “RE-2 (PUD)” zoning district.

5 The site plan was reviewed to show the construction of a single story ±2,289 square foot single family home and that the siting of the home met all required building setback requirements for the zoning district. It was summarized that Ordinance 2003.01.10 for the Oakcrest Estates Subdivision states that homes constructed within the subdivision are to be a minimum of 2,700 square feet and that the petitioners are requesting an amendment to the ordinance to allow for the construction of the proposed ±2,289 square foot home. The ordinance also requires that a tree preservation plan be submitted and approved by the Village. It was noted that the tree survey provided by the petitioner identified four trees that required removal to accommodate the development and the petitioners understand that those trees shall be replaced elsewhere on the lot within two years of occupancy.

10 Planner Bernacki stated that Staff recommends the following conditions be applied should the Plan Commission forward a positive recommendation to the Village Board including:

1. All public improvements and site development must occur in full compliance with all applicable Village Municipal Services (Engineering, Public Works, Planning and Building) site design standards, practices and permit requirements.
- 15 2. Upon submitting for a building permit, the petitioner shall provide a plan for replacing the four (4) trees that will be removed to accommodate construction of the house.
3. No building construction permits, plans, or Certificates of Occupancy are approved as part of this submittal.

20 Chairwoman Ellison thanked Planner Bernacki and requested a motion from the Commission to open the public hearing.

A MOTION was made to open the public hearing to consider Petition No. 22-05.01

25 **MOVED:** Commissioner Terra DeBaltz
SECONDED: Commissioner Ron Hahn
AYES: Commissioners Ron Hahn, Joseph Holtorf, Jeff Peterson, Dennis O’Leary, Terra DeBaltz, Vice Chair Ric Zydorowicz, and Chairwoman Dawn Ellison
NAYS: None
ABSTAIN: None
30 **MOTION CARRIED** 7:0:0

35 Chairwoman Ellison stated that this is a public hearing and anyone wishing to testify must be sworn in. The following persons were sworn in: Senior Planner Scott Bernacki, Petitioners Peter Carzoli and Elizabeth Pondel, and John and Patricia Dub of 12350 Oakcrest Drive.

Chairwoman Ellison asked if the petitioner had anything to add or present to which Peter Carzoli and Elizabeth Pondel had nothing further to add and made themselves available for questioning.

40 Chairwoman Ellison asked if any members of the public had any comments to add to which John Dub of 12350 Oakcrest Drive stated he was one of the original owners in the subdivision and all past petitions to the HOA to construct smaller homes had been denied. A statement was made that the two lots were intended for two homes, and the consolidation limits the potential for additional home development in the subdivision and thus subsequent taxes collected. Concern was also expressed about lowering the square footage requirement for the subdivision and the precedent it could set for development upon the remaining vacant lots in the subdivision. It was also said that allowing homes to be constructed with lesser square footage in the subdivision could inequitably disperse the tax burden for those existing homeowners in the subdivision who did abide by the minimum 2,700 square foot ordinance.

50 Peter Carzoli and Elizabeth Pondel responded by stating their custom home was designed to preserve the oak savanna, and that due to the unique shape of the lot and location of the existing trees, consolidation was necessary to establish the least intrusive building footprint. The petitioners explained that constructing two homes on the existing lots would result in the unnecessary removal of many more trees and negatively impact the character of this area of the subdivision. They also explained how any added square footage to their floorplan would result in additional tree

loss. The petitioners stated the construction estimate for the home was \$975,000 and contend that the proposed reduced square footage would not be a detriment to the taxing bodies or the existing home values in the subdivision.

5 Commissioner Ron Hahn shared that if any lots would be acceptable to combine, it would be these two lots, particularly based on lot 3's shape. Commissioner Hahn clarified his concern over setting a precedent when combining the lots and that it may unfairly transfer HOA responsibilities from the petitioner to the other members who all purchased their homes under the understanding they would be shared equally.

10 Planner Bernacki mentioned for the consideration of the board that a letter of support was provided by the HOA. Mr. Dub stated that none of the homeowners were asked about this matter.

15 Commissioner Joseph Holtorf considered the odd shape of the lot and stated that lot 3 would appear extremely difficult to build upon on its own. He mentioned that given the consolidation of the lots, the petitioners might be able to readjust their plans to accommodate the required 2,700 square foot minimum.

Commissioner Jeff Peterson agreed with Commissioner Holtorf in asking the petitioner if they would consider increasing the footage of their home to avoid the amendment to the Ordinance.

20 Chairwoman Dawn Ellison mentioned that the proposed building is wider than those homes in the area, so there is not the appearance from the street of the home being smaller than 2,700 square feet. It was said that a home of this quality being built on the land adjacent to the railroad should be considered a positive to the subdivision.

25 Vice Chair Zydorowicz questioned the petitioners if the increase in square footage could be accommodated? The petitioners responded that the square footage can be increased, but at what financial cost or loss of additional trees.

Commissioner O'Leary mirrored the comments of Commissioner Holtorf, Peterson, and Vice Chair Zydorowicz, that he was in agreement with the plat of consolidation, but the Ordinance requiring the minimum square footage should be upheld.

30 Commissioner Terra DeBaltz stated that the custom quality of the home would fit well with the character of the neighborhood. It was said that the petitioner's request was not out of line with the intent of the Ordinance, and that she would be willing to consider a modified minimum square footage.

35 Discussion continued over what lots are vacant and for sale and what the decision to amend to the ordinance in this circumstance may mean for the future development of the remaining lots. Mrs. Dub claimed that this square footage reduction, if approved, would set a precedent. Director Nordman clarified that if an amendment was recommended for approval, it is only applicable to this project and any other lot owner would need to seek the same approvals.

40 Chairwoman Ellison asked for any final comments to which Commissioner Peterson mentioned that after hearing all of the testimony that an appropriate compromise may be to condition approval of the plan with a minimum of 2,500 square feet.

There were no further comments. Chairwoman Ellison requested a motion to close the public hearing.

45 **A MOTION was made to close the public hearing to consider Petition No. 22-05.01**

MOVED: Commissioner Terra DeBaltz
SECONDED: Vice Chair Ric Zydorowicz
AYES: Commissioners Ron Hahn, Joseph Holtorf, Jeff Peterson, Dennis O'Leary, Terra DeBaltz, Vice Chair Ric Zydorowicz, and Chairwoman Dawn Ellison
50 **NAYS:** None
ABSTAIN: None
MOTION CARRIED 7:0:0

Chairwoman Ellison requested a motion to approve the petition.

5 **A MOTION was made to approve Petition No. 22-05.01, Requesting approval of (i) a Final Plat of Consolidation; and (ii) an Amendment to PUD Ordinance (O)2003.01.10, including any necessary relief, in accordance with the plans that have been submitted to, and are on file with, the Village of Huntley subject to the following conditions:**

- 10 1. All public improvements and site development must occur in full compliance with all applicable Village Municipal Services (Engineering, Public Works, Planning and Building) site design standards, practices and permit requirements.
2. Upon submitting for a building permit, the petitioner shall provide a plan for replacing the four (4) trees that will be removed to accommodate construction of the house.
3. No building construction permits, plans, or Certificates of Occupancy are approved as part of this submittal.

15 *The Plan Commission added the following conditions:*

4. The petitioner shall present a plan to the Development Services Department that increases the square footage of the proposed home to a minimum of 2,500 square feet.

20	MOVED:	Commissioner Terra DeBaltz
	SECONDED:	Commissioner Joseph Holtorf
	AYES:	Commissioners Joseph Holtorf, Jeff Peterson, Terra DeBaltz, Vice Chair Ric Zydorowicz, and Chairwoman Dawn Ellison
	NAYS:	Commissioners Ron Hahn and Dennis O'Leary
	ABSTAIN:	None
25	MOTION CARRIED	5:2:0

- 30 B. Petition No. 22-05.02, Huntley II LLC, petitioner, and Reiche Construction Inc., owner, Relating to ±10.36 acres located at 13801 George Bush Court (Lot 2 in the Huntley Corporate Park Phase 3), Request is for approval of (i) Site Plan Review, including any necessary relief; (ii) a Special Use Permit for a speculative Warehouse, Storage, and Distribution use in accordance with the plans that have been submitted to, and are on file with, the Village of Huntley.

Chairwoman Ellison turned to Village staff to begin the PowerPoint presentation to review the petition.

35 Senior Planner Scott Bernacki introduced the project for the proposed ±175,600 square foot speculative warehouse, storage and distribution facility. The site plan was reviewed to show the proposed building has been sited to comply with the platted building setback lines and that the site has provided a compliant number of passenger parking spaces. It was noted that the petitioner proposes a 15 foot parking setback for the parking along the I-90 frontage, rather than the required 25 feet. The renderings presented described the precast panels with two story glass and an entrance awning looking onto the tollway. The elevations were presented to show 20 depressed loading docks and 4 drive in doors on the north facing facade. Landscape plans were discussed to offer 130 trees and 275 shrubs. It was mentioned that the proposed site plan has a lot coverage of 83.4% which would require relief from the Zoning Ordinance as there is a 25% open space requirement. It was mentioned that the light fixtures would be the same, and mounted at the same height as utilized in the neighboring development. It was explained that the petitioner proposed to operate a speculative warehouse, storage and distribution facility, which would require a special use in the district.

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

- 50 1. All public improvements and site development must occur in full compliance with all applicable Village Municipal Services (Engineering, Public Works, Planning and Building) site design standards, practices and permit requirements.
2. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.

3. The outdoor storage of shipping/cargo containers shall be prohibited.
4. Tractor trailer parking spaces shall be for occupants of the building only. The tractor trailer parking spaces shall not be leased to an off-premise business by the owner or tenant of the building.
5. Additional screening shall be required if the rooftop mechanical equipment is not fully screened by the building's parapet wall.
6. No building construction permits, plans, sign permits, or Certificates of Occupancy are approved as part of this submittal.

Chairwoman Ellison thanked Planner Bernacki and requested a motion from the Commission to open the public hearing.

A MOTION was made to open the public hearing to consider Petition No. 22-05.02

MOVED: Vice Chair Ric Zydorowicz
SECONDED: Commissioner Jeff Peterson
AYES: Commissioners Ron Hahn, Joseph Holtorf, Jeff Peterson, Dennis O'Leary, Terra DeBaltz, Vice Chair Ric Zydorowicz, and Chairwoman Dawn Ellison
NAYS: None
ABSTAIN: None
MOTION CARRIED 7:0:0

Chairwoman Ellison stated that this is a public hearing and anyone wishing to testify must be sworn in. The following persons were sworn in: Senior Planner Scott Bernacki, the Petitioners Adam Reiche and Mike Gazzola of Reiche Construction.

Chairwoman Ellison asked if the petitioners had anything to add or present to which Adam Reiche recapped that the ownership of 13800 George Bush Court is also pursuing this development. He mentioned there was a need for the smaller scale warehouse users. Mr. Reiche spoke to both elements of request relief stating that given the tollway's distance from the property line, the parking setback relief requested was negligible and that the 8.4% reduction in required open space was due to the lots being master planned with shared off site detention. That the entire park was designed with 25% open space.

Chairwoman Ellison asked if any members of the public had any comments to add to which no members of the public had anything to add.

Commissioner DeBaltz, O'Leary, Vice Chair Zydorowicz shared that the development plan was conducive to what has previously been approved in this business park and the relief required to accommodate the proposed site plan was agreeable given the shared off site detention.

Chairwoman Dawn Ellison questioned the need for the landscaped island in the truck court.

Commissioner Jeff Peterson clarified with the petitioner that the reason for the truck court being located on the north side of the building is to mirror the loading docks on the south side of Rohr.

Commissioner Joseph Holtorf and Ron Hahn both offered their support for the proposal. The landscape along the south lot line was discussed to be congested and in need of minor modification.

There were no further comments. Chairwoman Ellison requested a motion to close the public hearing.

A MOTION was made to close the public hearing to consider Petition No. 22-05.02

MOVED: Commissioner Terra DeBaltz
SECONDED: Vice Chair Ric Zydorowicz

AYES: Commissioners Ron Hahn, Joseph Holtorf, Jeff Peterson, Dennis O’Leary, Terra DeBaltz, Vice Chair Ric Zydorowicz, and Chairwoman Dawn Ellison
NAYS: None
ABSTAIN: None
 5 **MOTION CARRIED** 7:0:0

Chairwoman Ellison requested a motion to approve the petition.

10 **A MOTION was made to approve Petition No. 22-05.02, Requesting approval of (i) Site Plan Review, including any necessary relief; (ii) a Special Use Permit for Warehouse, Storage, and Distribution as a speculative use in accordance with the plans that have been submitted to, and are on file with, the Village of Huntley subject to the following conditions:**

- 15 1. All public improvements and site development must occur in full compliance with all applicable Village Municipal Services (Engineering, Public Works, Planning and Building) site design standards, practices and permit requirements.
- 2. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
- 3. The outdoor storage of shipping/cargo containers shall be prohibited.
- 20 4. Tractor trailer parking spaces shall be for occupants of the building only. The tractor trailer parking spaces shall not be leased to an off-premise business by the owner or tenant of the building.
- 5. Additional screening shall be required if the rooftop mechanical equipment is not fully screened by the building’s parapet wall.
- 6. No building construction permits, plans, sign permits, or Certificates of Occupancy are approved as part of this submittal.
- 25 *The Plan Commission added the following conditions:*
 - 7. The landscaping plan shall be revised to avoid crowding along the south property line as well as to relocate the two proposed trees in the truck court island.

30 **MOVED:** Commissioner Ron Hahn
SECONDED: Commissioner Terra DeBaltz
AYES: Commissioners Ron Hahn, Joseph Holtorf, Jeff Peterson, Dennis O’Leary, Terra DeBaltz, Vice Chair Ric Zydorowicz, and Chairwoman Dawn Ellison
NAYS: None
ABSTAIN: None
 35 **MOTION CARRIED** 7:0:0

- C. Petition No. 22-05.03, Village of Huntley, petitioner, Request is for approval of Text Amendments to the Village of Huntley Zoning Ordinance, Article XIII Sign Regulations.

40 Chairwoman Ellison turned to Village staff to begin the PowerPoint presentation to review the petition.

Director Nordman introduced the request for approval of text amendment to the Villages Zoning Ordinance which include changes to the sign regulations. The changes to the Village’s regulations were described to include a box sign prohibition, flag sign regulations, and a modified approval process to allow certain temporary signs. The changes to the written ordinance were reviewed. Director Nordman recapped the Request for a motion of the Plan Commission to recommend approval of proposed text amendments to the Village of Huntley Zoning Ordinance, Article XIII Sign Regulations.

50 Chairwoman Ellison thanked Director Nordman and requested a motion from the Commission to open the public hearing.

A MOTION was made to open the public hearing to consider Petition No. 22-05.03

MOVED: Commissioner Terra DeBaltz
SECONDED: Commissioner Dennis O’Leary
AYES: Commissioners Ron Hahn, Joseph Holtorf, Jeff Peterson, Dennis O’Leary, Terra DeBaltz, Vice Chair Ric Zydorowicz, and Chairwoman Dawn Ellison
5 **NAYS:** None
ABSTAIN: None
MOTION CARRIED 7:0:0

10 Chairwoman Ellison stated that this is a public hearing and anyone wishing to testify must be sworn in. The following persons were sworn in: Director Charles Nordman

Chairwoman Ellison asked if any members of the public had any comments to add to which no members of the public had anything to add.

15 Commissioner DeBaltz clarified with Director Nordman that all existing box signs may remain until they are replaced, destroyed, or are abandoned.

Commissioner Ron Hahn clarified with Director Nordman that the Village cannot regulate sign content.

20 Chairwoman Ellison asked how many box signs are currently in existence to which Director Nordman stated that the Village does have a box sign inventory for record keeping and enforcement purposes.

There were no further comments. Chairwoman Ellison requested a motion to close the public hearing.

25 **A MOTION was made to close the public hearing to consider Petition No. 22-05.03**

MOVED: Commissioner Jeff Peterson
SECONDED: Commissioner Terra DeBaltz
30 **AYES:** Commissioners Ron Hahn, Joseph Holtorf, Jeff Peterson, Dennis O’Leary, Terra DeBaltz, Vice Chair Ric Zydorowicz, and Chairwoman Dawn Ellison
NAYS: None
ABSTAIN: None
MOTION CARRIED 7:0:0

35 Chairwoman Ellison requested a motion to approve the petition.

A MOTION was made to approve Petition No. 22-05.03, Requesting approval of Text Amendments to the Village of Huntley Zoning Ordinance, Article XIII Sign Regulations.

40 **MOVED:** Vice Chair Ric Zydorowicz
SECONDED: Commissioner Jeff Peterson
AYES: Commissioners Ron Hahn, Joseph Holtorf, Jeff Peterson, Dennis O’Leary, Terra DeBaltz, Vice Chair Ric Zydorowicz, and Chairwoman Dawn Ellison
45 **NAYS:** None
ABSTAIN: None
MOTION CARRIED 7:0:0

7. **Discussion**

50 Director Nordman introduced Doug Pollock as a consultant to oversee the Village’s upcoming comprehensive planning process.

There was no further discussion.

8. **Adjournment**

At 7:37 pm, a **MOTION** was made to adjourn the May 9, 2022 Plan Commission meeting.

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MOVED: Commissioners Terra DeBaltz

SECONDED: Chairwoman Dawn Ellison

AYES: Commissioners Ron Hahn, Joseph Holtorf, Jeff Peterson, Dennis O’Leary, Terra DeBaltz, Vice Chair Ric Zydorowicz, and Chairwoman Dawn Ellison

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NAYS: None

ABSTAIN: None

MOTION CARRIED 7:0:0

Respectfully submitted,

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Senior Planner
Village of Huntley