

**VILLAGE OF HUNTLEY
VILLAGE BOARD
May 27, 2021
MEETING MINUTES EXCERPT**

CALL TO ORDER:

A meeting of the Village Board of the Village of Huntley was called to order on Thursday, May 27, 2021 at 7:00 p.m. in the Municipal Complex, Village Board Room, 10987 Main St., Huntley, Illinois 60142.

ATTENDANCE:

PRESENT: Mayor Timothy Hoeft; Trustees: Ronda Goldman, Mary Holzkopf, Niko Kanakaris, Curt Kittel, Harry Leopold, and JR Westberg.

ABSENT: None

IN ATTENDANCE: Village Manager David Johnson, Deputy Village Manager Lisa Armour, Management Assistant Barbara Read, Village Clerk Rita McMahan, Director of Public Works and Engineering Timothy Farrell, Director of Development Services Charles Nordman, Director of Finance Cathy Haley, and Village Attorney John Cowlin.

PLEDGE OF ALLEGIANCE: Mayor Hoeft led the Pledge of Allegiance.

Conceptual Review – Proposed Rezoning of 48 Acres at Regency Square from “BP” Business Park and “C-2” Commercial to “MF-2” Multi-Family Residential

Trustee Kanakaris read the following statement: Before the Board begins this agenda item, I would like to disclose that I have an indirect interest in the application for rezoning and development of Regency Square. The applicant and property owner is BO2 Investments LLC. I am a member and have 25% ownership share in BO2 Investments LLC. Because of this, I am recusing myself from participation in all Village Board discussions regarding this matter, and I will abstain from all votes or other official Village actions relating to the development application.

Trustee Kanakaris left the meeting.

Director of Development Services Charles Nordman reviewed a Power Point presentation and reported that BO2 Investments, Inc. has approached the Village to rezone approximately 48 acres at Regency Square as identified in the attached exhibit. Approximately 30 acres is currently zoned “BP” Business Park, and 18 acres is zoned “C-2” Commercial. The owner is seeking to rezone the 48 acres to “MF-2” Multi-Family Residential in order to market the property for attached single family (townhouse) rental or apartment units. The property is located within the Planned Development District that includes all of Regency Square and Sun City. The “MF-2” zoning district allows for a density of not less than 16 nor more than 24 dwellings per net residential acre for single-family detached dwellings, townhomes, duplexes, and multi-family buildings.

Staff Analysis

Per the settlement agreement with Standard Bank and Trust Co. approved by the Village Board in 2016, public improvements to be completed at the time of development include the completion of the extension

of Regency Parkway from its current terminus north to Charles H. Sass Parkway (previously Kreutzer Road), as well as the completion of a water main loop along the extension.

It is anticipated that the formal entitlement process will include, at a minimum, the following:

- Amending the Comprehensive Plan to identify the property for residential use; It is currently shown as Business Park and Mixed Use (Commercial/Office)
- Rezoning (Map Amendment) to “MF-2” Multi-Family Residential
- Amending the existing Special Use Permit for the development of the property
- Amending the Regency Square Design Guidelines (no residential component is currently included); The design guidelines address bulk regulations (setbacks, building height, lot coverage, etc.) and design standards for building, landscaping, signage, and required amenities.
- Approving a preliminary/final plat of subdivision for the property

Strategic Plan Priority

The 2016-2020 Strategic Plan identifies “diversify residential development options” as a goal, and “identify areas of the Village to accommodate various housing types” as an objective.

Courtesy Review

The petitioner has requested the Village Board to conceptually discuss the proposed rezoning of the subject site. The Village Board is not required to provide a formal position statement on the proposal, and the petitioner shall not be required to comply with any position statements which are offered. The concept review shall provide the petitioner with initial comments and concerns that should be considered as they proceed in the formal review process. The Village Board and its individual members are not bound by any comments made during the discussion and the petitioner acknowledges that it cannot claim in the future any reliance whatsoever on those comments.

Director Nordman reported that Attorney Terry McKenna was in attendance for the petition.

Mayor Hoeft asked if the Village Board had any comments or questions.

Trustee Leopold stated that he had no objectives to the proposal and stated that if a community has only 15% of rental units then there is no problem but anything at or around 30% would be a problem. Trustee Leopold stated that he would like lots of green space between the rental units and the single family homes in Sun City.

Trustee Goldman stated that she objects to the rezoning of the property as that area is not the right location for apartments as it is too congested and Regency Parkway cannot handle more traffic.

Trustee Westberg stated that he wants to know what the adjacent residents living in Sun City think and suggested sending out a letter to residents.

Trustee Holzkopf stated that she would also like the petitioner to connect with the residents on the western side of the project. She would also want to see what it might look like in the area. Attorney McKenna stated that there is no site plan at this time. Attorney McKenna stated that this site has been zoned the same since the 90s without much consideration and stated that this higher density development would be a buffer to the residents to the west from Route 47.

Trustee Westberg stated that anything built adjacent to Sun City should have no more than two (2) stories. Village Manager Johnson stated that the current design guidelines limit the buildings to one (1) story. Village Manager Johnson also stated that all adjacent home owners will be notified should this go before the Plan Commission.

Trustee Kittel stated that information regarding the rezoning should be communicated to the adjacent residents prior to going before the Plan Commission.

Trustee Goldman stated that her major concern with the development is that there will be too much traffic due to the high density. Regency Parkway has too much traffic now. Trustee Goldman stated that this is the wrong location for this type of development.

Mayor Hoeft stated that he met with the petitioners last week and stated that it is hard to rezone this property without a plan but noted that with the current zoning there has been no interest.

Attorney McKenna stated that he appreciated the Village Board's comments.

This agenda items was for discussion only of the proposed rezoning and provide any questions, comments, or concerns for the petitioner to consider as they proceed in the formal review process.

Trustee Kanakaris re-entered the Board Room.

ADJOURNMENT:

There being no further items to discuss, a MOTION was made to adjourn the meeting at 9:31 p.m.

MOTION: Trustee Kanakaris

SECOND: Trustee Westberg

The Voice Vote noted all ayes and the motion carried.

Respectfully submitted,

Barbara Read
Recording Secretary