

VILLAGE OF HUNTLEY
PLAN COMMISSION MEETING
Monday, December 12, 2016
MINUTES

5

CALL TO ORDER

Chairman Tom Kibort called to order the Village of Huntley Plan Commission meeting for December 12, 2016 at 6:31 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, Lori Nichols and Terra DeBaltz, and Chairman Tom Kibort

COMMISSIONERS

ABSENT: Commissioners Ron Hahn, Robert Chandler and Vice Chair Dawn Ellison

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

4. Public Comments None.

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5. Approval of Minutes

A. Approval of the October 10, 2016 Plan Commission Meeting Minutes

A MOTION was made to approve the October 10, 2016 Plan Commission Meeting Minutes as written.

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MOVED: Commissioner Darci Chandler

SECONDED: Commissioner

AYES: Commissioners Darci Chandler and DeBaltz, Chairman Kibort

NAYS: None

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ABSTAIN: Commissioner Nichols

MOTION CARRIED 3:0:1

B. Approval of the November 28, 2016 Plan Commission Meeting Minutes

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Approval of the November 28, 2016 Plan Commission Meeting Minutes was tabled.

6. Petition(s)

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A. Petition No. 16-12.1, Reiche Construction Inc., as petitioner, and FYH Bearings, as owner, 13201 FYH Drive, Request is for approval of Site Plan Review for a ±36,810 square foot building addition. The property is zoned BP Business Park District.

Planner Williams reviewed a PowerPoint presentation outlining Reiche Construction Inc., petitioner, and FYH Bearings, owner, request for approval of Site Plan Review for a ±36,810 square foot building addition to the “BP” Business Park District-zoned office/warehouse facility located at 13201 FHY Drive.

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Planner Williams stated that the FYH is requesting Site Plan Review for a proposed 36,810 square foot warehouse expansion to their existing 41,482 square foot office/warehouse facility completed in 2012. Planner Williams noted that the resulting 78,292 square foot facility will be located within the 4.25-acre property zoned “BP” Business Park within Huntley Pointe Corporate Park (Lot 17).

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Site Plan Review

Planner Williams stated that the initial 41,182 square foot phase of the FYH office/warehouse facility included the requisite site improvements to accommodate both the initial phase as well as the proposed 36,810 square foot warehouse addition phase currently under consideration. The initial facility included construction of three (3) access drives: a single drive from Jim Dhamer at the northwest corner of the property; the two (2) driveways adjacent to FYH Drive and the requisite 24’-foot drive aisle along the west and south portions of the site connecting these entrances/exits to the site.

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Parking

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Planner Williams reviewed the FYH Bearing facility existing/proposed parking detailed in the following table:

	SQUARE FOOTAGE	PARKING RATIOS	PARKING SPACES
PROPOSED WAREHOUSE	36,810	1/1000	37
<i>EXISTING OFFICE</i>	4,414	4/1000	18
<i>EXISTING WAREHOUSE</i>	36,768	1/1000	37
TOTAL PARKING REQUIRED			92
EXISTING PARKING			53
NEW PARKING			57
TOTAL PARKING PROVIDED			110*

* - including the requisite five (5) accessible parking/loading spaces

Loading

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Planner Williams noted that the proposed warehouse addition includes three (3) loading dock doors adjacent to the existing three (3) loading bay doors as well as an additional drive-in overhead door matching the drive-in overhead door included with the FYH facility’s initial phase.

Building Elevations

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Planner Williams stated that the primary building materials for the proposed warehouse addition are the same insulated precast wall panels installed with the initial phase of the FYH facility and include varying textures and shades providing horizontal accent bands across the face of each elevation of the building.

Landscaping

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Planner Williams pointed out that similar to the landscaping installed with the initial phase of the FYH development, the landscaping installed in 2012 also included the requisite planting as the property’s perimeter with foundation plantings concentrated around the facility’s main entrance at the northeast corner of the building and along the building’s north, east and south elevations. Planner Williams continued noting that the petitioner is required to provide foundation plantings along the north, west and south elevations of the warehouse addition in similar fashion (i.e. same species and quantities) to the foundation landscaping installed with the initial phase of development.

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Lighting

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Planner Williams stated that the light fixtures for FYH addition will match the existing lights and shall adhere to the Village’s requirements for a minimum of 2.0 foot-candle average for parking areas, no greater than 0.5 foot-candles at the property line.

Signage

Planner Williams noted that there is no additional signage proposed with the development of the subject site.

5 **REQUESTED ACTION**

The PowerPoint presentation outlining the petitioners' request was concluded by noting that the a motion of the Plan Commission is requested to recommend approval of Petition No. 16-12.1, Reiche Construction Inc., as petitioner, and FYH Bearings, as owner, 13201 FYH Drive, Request is for approval of Site Plan Review for a ±36,810 square foot building addition.

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

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1. 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.
2. The petitioners will comply with all final engineering plans and require approval from the Village Engineer and Development Services Department.
3. The Village of Huntley will require adherence to Illinois drainage law and best management practices for stormwater management.
4. The petitioner shall obtain final approval of the Landscape Plan from the Development Services Department.
5. All permanent and seasonal plantings must be replaced immediately upon decline.
6. The petitioner shall obtain final approval of the Lighting Plan from the Development Services Department.
7. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
8. No building plans or permits are approved as part of this submittal.
9. No sign permits are approved as part of this submittal.

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Chairman Kibort asked if the petitioner had any comments.

Adam Reiche with Reiche Construction addressed the Plan Commission and stated that he had no additional comments to add to the Staff's review of the proposed request and was willing to address any questions or concerns the Plan Commission had regarding the project.

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No members of the public in attendance wished to comment on the proposed request.

Commissioner Darci Chandler noted that the proposed FYH addition appeared fairly straight forward and that she had no specific comments regarding the proposed project.

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Commissioner Nichols stated that the proposed project appeared satisfactory and that she had no questions or concerns.

Commissioner DeBaltz stated that she had no comments regarding the proposed FYH addition project.

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Chairman Kibort stated that he did not have questions or concerns regarding the proposed FYH addition and asked if any Plan Commissioner wished to present a motion for the request.

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A MOTION was made to recommend approval of Petition No. 16-12.1, Reiche Construction Inc., as petitioner, and FYH Bearings, as owner, 13201 FYH Drive, Request is for approval of Site Plan Review for a ±36,810 square foot building addition, subject to the following conditions:

1. 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.
- 5 2. The petitioners will comply with all final engineering plans and require approval from the Village Engineer and Development Services Department.
3. The Village of Huntley will require adherence to Illinois drainage law and best management practices for stormwater management.
- 10 4. The petitioner shall obtain final approval of the Landscape Plan from the Development Services Department.
5. All permanent and seasonal plantings must be replaced immediately upon decline.
6. The petitioner shall obtain final approval of the Lighting Plan from the Development Services Department.
- 15 7. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
8. No building plans or permits are approved as part of this submittal.
9. No sign permits are approved as part of this submittal.

MOVED: Commissioner Nichols
SECONDED: Commissioner DeBaltz
 20 **AYES:** Commissioners Darci Chandler, Nichols, DeBaltz and Chairman Kibort
NAYS: None
ABSTAIN: None
MOTION CARRIED 4:0:0

25 7. Public Hearing(s)

- A. Petition No. 16-12.2, 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 (i) a special use permit for the construction and operation of a residential retirement facility containing 130 units; (ii) Approval of a Preliminary Plat of Subdivision of the subject property creating three separate parcels on the subject property; and (iii) Obtaining approval for a preliminary planned unit development for the subject property. The property is zoned R-4 (PUD) Townhouses Residence District Planned Unit Development.

35 **Introduction**

Director Nordman reviewed a PowerPoint presentation outlining the request from Cameron General Contractors, Inc., as petitioner, and RUBY-02-HNTLYRESI, LLC, as owner, for approval of (i) a special use permit for the construction and operation of a residential retirement facility containing 130 units; (ii) Approval of a Preliminary Plat of Subdivision of the subject property creating three separate parcels on the subject property; and (iii) Obtaining approval for a preliminary planned unit development for the subject property.

40 **Development Summary**

Director Nordman stated that Cameron General Contractors (also known as Resort Lifestyle Communities) is proposing to develop a 130-unit senior independent living facility, to be known as Huntley Springs, on a 9.57 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. Director Nordman noted that Resort Lifestyle Communities is based in Lincoln, Nebraska and has 22 facilities in 15 states. Huntley would be Resort Lifestyle Communities first community in Illinois and Director Nordman noted that their developments feature amenities that include 24/7 concierge, housekeepers, gourmet chefs, valet parking attendants, and a full-time lifestyle director.

Director Nordman stated that the 9.57 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 includes both the fifty-four (54) acre commercial property along Route 47 (Huntley Crossings Phase 2) and the thirty (30) acre residential property. Resort Lifestyle Communities would purchase the entire 30 acre residential property and subdivide it into three lots. They would construct their facility on a 9.57 acre parcel (Lot 1) and would request the ability to develop the remaining 4.542 acre (Lot 2) and 11.464 acre (Lot 3) parcels with townhomes or a second senior independent living facility. Approximately 4.2 acres of the site would be dedicated right-of-way for public roads.

Staff Analysis

Director Nordman reviewed that the subject property was annexed in December 2006 (Ordinance (O)2006-11.08) and is subject to an Annexation Agreement which covers the entire 84 acre property. Highlights of the Annexation Agreement as they pertain to the thirty (30) acre residential property are as follows:

- The Agreement only provides for rezoning of property; does not include any approvals of preliminary plat, preliminary planned unit development, or preliminary engineering. ***These approvals are requested as part of the Resort Lifestyle Communities development application.***
- Construction of townhome units will not be 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. ***Resort Lifestyle Communities is requesting that this requirement be removed from the Annexation Agreement.***
- Residential design standards include a limit of no more than six (6) units per gross acre; The number of three (3) bedroom units shall be limited to 69% of the total number of units; All single family attached structures (townhomes) shall have a minimum of 1,100 square feet of livable space for one (1) story/level dwellings and 1,500 square feet of livable space for all other dwelling units; There may be no more than six (6) units per building for all single-family attached structures (townhomes). The six (6) per gross acre will remain for the undeveloped parcels. ***The same development standards would still be applicable for townhomes.***
- Residential portion – Phase III, consisting of 30 acres and no more than 182 townhome units, zoned “R-4 PUD” Townhouses and Condominiums. ***Resort Lifestyle Communities is requesting to modify this restriction to allow 130 units of senior independent living on a 9.57 acre parcel (Lot 1). Resort Lifestyle Communities is also requesting the ability to develop the remaining 4.542 acre (Lot 2) and 11.464 acre (Lot 3) parcels with townhomes or a second senior independent living facility.***

Director Nordman pointed out that the proposed amendment to the Annexation Agreement will require a public hearing by the Village Board.

Special Use Permit

Director Nordman pointed out that the R-4(PUD) Townhouse Residence - Planned Unit Development District allows a retirement residence as a special use. As a result, the proposed use of Lot 1 for a senior independent living facility requires the review and approval of a Special Use Permit application by the Plan Commission and Village Board of Trustees in accordance with the requirements of Section 156.068 of the Village’s Zoning Ordinance.

Director Nordman noted that special permit uses are those uses having some special impact or uniqueness that require a careful review of their location, design, configuration and special impact to determine, against fixed standards, the desirability or permitting their establishment on any given site which requires a recommendation by

the Plan Commission and approval by the Village Board of Trustees. 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 (*the petitioner's response to the standards was included as an exhibit to the Staff Report*):

- (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.
- (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 all additional standards imposed on it by the particular provision of this Code authorizing such use.

Preliminary Plat of Subdivision

Director Nordman stated that the proposed preliminary 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 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 must be dedicated by the adjacent property owner to the west to accommodate the northern extension of Powers Road (the property owner to the west is also the seller of the 30-acre subject site).

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.

Preliminary Planned Unit Development

Director Nordman's stated that the proposed three-story Huntley Springs building on Lot 1 would include a total of 130-units which consisting of four (4) studio apartments, seventy-two (72) one-bedroom apartments, fifty (50) two-bedroom apartments, and four (4) three-bedroom apartments. The site plan also includes forty (40) garage spaces in addition to one-hundred and twenty (120) surface parking spaces. As previously noted, the community will feature amenities that include 24/7 concierge, housekeepers, gourmet chefs, valet parking attendants, and a full-time lifestyle director.

5 Director Nordman reviewed the proposed access to the Huntley Springs site noting that vehicular access to the site would be provided from both a northern roadway extension and eastern roadway extension from the termination of Powers Road. The primary entrance to the building will front the eastern extension of Powers Road 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 proposed garage units are located to the north (rear) of the principal building.

10 Director Nordman reviewed the Huntley Springs site summary of the bulk, space, and yard requirements including the necessary relief for the proposed 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 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

15 The Village’s Zoning Ordinance requires one parking space per bed and one space per employee on the largest shift. Director Nordman reviewed the following table detailing the calculations 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

5 Director Nordman noted that the petitioner provided a detailed letter (included in the Plan Commission’s packet) explaining the anticipated parking demand for the 130-unit independent living facility. Director Nordman stated the letter explained that the petitioner’s other developments provide an average of 1.23 parking spaces per unit of which 40% are typically utilized by residents, staff, or visitors. The petitioner is also proposing that Huntley Springs provide 1.23 parking spaces per unit which results in 160 parking spaces, inclusive of garage spaces. As a result, the petitioner is requesting relief to reduce the required parking by fifty-eight (58) spaces.

Building Elevations

10 Director Nordman reviewed the proposed building elevations with building materials that included 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. Director Nordman pointed out that the detached garage structures will be constructed of the same materials as the principal building and that a material sample board is available at this evening’s meeting.

15 ***Landscaping***

20 Director Nordman reviewed the submitted preliminary landscape plan for the site including plantings in accordance with the submittal requirements for a 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. Director Nordman noted that the exact quantities and landscape material specifications will be provided as part of the landscape plan submitted with the application for the site’s Final Planned Unit Development.

Signage and Site Lighting

25 Director Nordman noted that the proposed signage and site lighting are not required to be provided as part of an application for Preliminary Planned Unit Development, these elements will be provided with the application for the Final Planned Unit Development.

Requested Relief

30 Director Nordman reviewed the following relief requested as part of the Preliminary Planned Unit Development:

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.
- 35 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 for Preliminary Planned Unit Development Review

40 Director Nordman pointed out that the Plan Commission shall review and evaluate the Preliminary Planned Unit Development in terms of whether the proposal:

- 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.
- 45 iv. Preserves natural features of the site.
- v. Provides 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.

VILLAGE BOARD CONCEPTUAL REVIEW

The Village Board favorably reviewed the conceptual plan as presented on August 18, 2016, and referred it to the Plan Commission to begin the formal development review and approval process.

5 **PLAN COMMISSION CONCEPTUAL REVIEW**

The Plan Commission reviewed the conceptual plans on September 12, 2016 and was generally supportive of the project. As part of the conceptual review, the following topics were discussed:

- 10 • Concern was expressed regarding the proposed lot size for the independent living project. *The petitioner explained the lot size is similar to their other projects throughout the country.*
- Mechanical Equipment must be fully screened. *The petitioner has provided screening for both roof-top and ground mounted mechanical equipment.*
- 15 • The aesthetics of the proposed building were favorably reviewed.
- Decorative parking lot and wall mounted lighting should be used on the site rather than shoebox style fixtures. *Fixture specifications will be submitted as part of an application for final planned unit development.*

20 **REQUESTED ACTION**

Director Nordman concluded the PowerPoint presentation outlining the proposed request by noting that all elements of the public hearing notice requirements have been met and that the petitioners request a motion of the Plan Commission, to recommend approval of Petition No. 16-12.2, 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 (i) a special use permit for the construction and operation of a residential retirement facility containing 130 units; (ii) Approval of a Preliminary Plat of Subdivision of the subject property creating three separate parcels on the subject property; and (iii) Obtaining approval for a preliminary planned unit development for the subject property.

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

- 35 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 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.
- 40 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.
- 45 4. Site lighting to be submitted with the Final Planned Unit Development application shall utilize a decorative style fixture.
5. In accordance with Section 156.106(C), bicycle racks shall be added to the site plan.
- 50 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.

A MOTION was made to open the public hearing to consider Petition No. 16-12.2.

MOVED: Commissioner Nichols
SECONDED: Commissioner Darci Chandler
AYES: Commissioners Darci Chandler, Nichols, DeBaltz and Chairman Kibort
NAYS: None
ABSTAIN: None
MOTION CARRIED 4:0:0

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, Village of Huntley
- Scott Richmond, Attorney, Ariano Hardy Ritt, 13300 Illinois Route 47, Huntley, IL 60142
- Bob Lewis, Director of Development, Cameron General Contractors, 8040 Eiger Dr., Lincoln, NE 68516
- Mike Anderson, Haeger Engineering, 1304 Plum Grove Drive, Schaumburg, IL 60173

Mr. Richmond addressed the Plan Commission, thanked them for their consideration of the proposed project and introduced Mr. Lewis and Mr. Anderson and stated that he did not have anything specific to add to the Village’s Staff’s outline of the project.

No members of the public in attendance had questions regarding the proposed project or offered testimony in favor or in opposition to the proposed request.

Commissioner Darci Chandler stated that she had no questions or concerns regarding the proposed project.

Chairman Kibort reminded the petitioner of the detailed landscaping plans, including native plantings necessary in stormwater detention areas, required to be submitted and reviewed as part of the approval of the Final Planned Unit Development for the project.

Chairman Kibort also had a question regarding the proposed parking ratio and total number of parking spaces proposed for the facility.

Mr. Lewis stated that given their experience through the development of similar retirement communities, the total number of proposed parking stalls will be more than sufficient to meet the parking needs of the facility's residents and staff.

5 Chairman Kibort asked if portions of the site were developed as townhomes what the density would be for those areas.

10 Mr. Richmond acknowledged that while Cameron General Contractors were not involved in the development of townhome sites, the six (6) townhome-units allowed per acre specified in the Annexation Agreement would be maintained.

Commissioner Nichols noted that she had no additional questions for the petitioners.

15 Commissioner DeBaltz stated that she was generally in favor of the proposed request and had no questions or concerns regarding the proposed development.

A MOTION was made to close the public hearing to consider Petition No. 16-12.2.

20 **MOVED: Commissioner Nichols**
SECONDED: Commissioner Darci Chandler
AYES: Commissioners Darci Chandler, Nichols, DeBaltz and Chairman Kibort
NAYS: None
ABSTAIN: None
MOTION CARRIED 4:0:0

25 **A MOTION was made to recommend approval of Petition No. 16-12.2, 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 (i) a special use permit for the construction and operation of a residential retirement facility containing 130 units; (ii) Approval of a Preliminary Plat of Subdivision of the subject property creating three separate parcels on the subject property; and (iii) Obtaining approval for a preliminary planned unit development for the subject property, subject to the following conditions:**

- 35
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 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.**
 - 40 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.**
 - 45 4. **Site lighting to be submitted with the Final Planned Unit Development application shall utilize a decorative style fixture.**
 5. **In accordance with Section 156.106(C), bicycle racks shall be added to the site plan.**
 - 50 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: Commissioner Darci Chandler
SECONDED: Commissioner DeBaltz
AYES: Commissioners Darci Chandler, Nichols, DeBaltz and Chairman Kibort
NAYS: None
ABSTAIN: None
MOTION CARRIED 4:0:0

8. Discussion

Director Nordman noted that this evening’s meeting is the final Plan Commission meeting of 2016 and the next Plan Commission meeting, scheduled for Monday, January 9, 2017, is scheduled at this time to include review and discussion of at least one petition.

9. Adjournment

At 7:07 pm, a MOTION was made to adjourn the December 12, 2016 Plan Commission meeting.

MOVED: Commissioner Darci Chandler
SECONDED: Commissioner Nichols
AYES: Commissioners Darci Chandler, Nichols, DeBaltz and Chairman Kibort
NAYS: None
ABSTAIN: None
MOTION CARRIED 4:0:0

Respectfully submitted,
James Williams
Planner
Village of Huntley