

VILLAGE OF HUNTLEY
PLAN COMMISSION MEETING
Monday, November 25, 2019
MINUTES

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CALL TO ORDER

Chairman Tom Kibort called to order the Village of Huntley Plan Commission meeting for November 25, 2019 at 6:30 pm in the Municipal Complex Village Board Room at 10987 Main Street, Huntley, Illinois 60142. The room is handicap accessible.

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PLEDGE OF ALLEGIANCE

Chairman Kibort led the Pledge of Allegiance.

ROLL CALL

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PLAN

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

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COMMISSIONERS

ABSENT: Commissioners Terra Debaltz, and Robert Chandler

ALSO PRESENT:

Village Manager David Johnson, Director of Development Services Charles Nordman, Development Manager Margo Griffin, Special Counsel Tom Zanck, and Laura Babyar, Q & A Reporting, Inc.

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4. Public Comments None.

5. Public Hearing(s)

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A. Petition No. 19-11.2, Huntley Development Limited Partnership, as petitioner and owner, Relating to parcels of vacant property, generally located at the northwest corner of Jim Dhamer Drive and Route 47, just east of the northeast corner of Freeman Road and Route 47, and the northeast corner of Oak Creek Parkway and Route 47, Request is for consideration of (i) an Amendment of the I-90 / IL 47 Gateway Plan of the Comprehensive Plan to accommodate Light Industrial and Commercial, as required; and (ii) a Zoning Map Amendment to rezone Parcel 1 from "BP" Business Park District to "C-2" Regional Retail District, Parcel 2 from "C-2" Regional Retail District to "BP" Business Park District, Parcel 3 from "O" Corporate Office District to "C-2" Regional Retail District, Parcel 4 from "P" Park and Open Space District to "C-2" Regional Retail District, Parcel 5 from "O" Corporate Office District to "P" Park and Open Space District, Parcel 6 from "O" Corporate Office District to "BP" Business Park District, Parcel 7 from "P" Park and Open Space District to "BP" Business Park District, Parcel 8 from "O" Corporate Office District to "P" Park and Open Space District.

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Certified Shorthand Reporter, Laura Babyar from Q & A Reporting, Inc. was in attendance to transcribe the testimony for Petition No. 19-11.2.

A MOTION was made to open the public hearing to consider Petition No. 19-11.2.

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MOVED: Vice Chair Ellison
SECONDED: Commissioner Lori Nichols

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

NAYS: None

ABSTAIN: None

5 MOTION CARRIED 5:0:0

Chairman Kibort stated that a public hearing is being conducted and all audience members that would like to speak tonight, must sign in. Chairman Kibort announced the staff would be giving a PowerPoint presentation to review the petition and he introduced Director Nordman.

BACKGROUND INFORMATION

15 Petitioner/Owner: Huntley Development Limited Partnership
10275 W. Higgins Road, Suite 560
Rosemont, IL 60018

20 Subject Location: Parcels of vacant property, generally located as follows:
• Northwest corner of Route 47 and Jim Dhamer Drive
• Just east of the northeast corner of Route 47 and Freeman Road
• Northeast corner of Route 47 and Oak Creek Parkway

25 Request: The petitioner is requesting the following:
i. An Amendment of the I-90 / IL 47 Gateway Plan of the Comprehensive Plan to accommodate Light Industrial and Commercial, as required; and
ii. A Zoning Map Amendment to rezone the following property:
30 • Property near the northeast corner of Route 47 and Oak Creek Parkway (Parcel 1 from “BP” Business Park District to “C-2” Regional Retail District)
• Property just east of the northeast corner of Route 47 and Freeman Road (Parcel 2 from “C-2” Regional Retail District to “BP” Business Park District)
35 • Property Northwest corner of Route 47 and Jim Dhamer Drive (Parcel 3 from “O” Corporate Office District to “C-2” Regional Retail District, Parcel 4 from “P” Park and Open Space District to “C-2” Regional Retail District, Parcel 5 from “O” Corporate Office District to “P” Park and Open Space District, Parcel 6 from “O” Corporate Office District to “BP” Business Park District, Parcel 7 from “P” Park and Open Space District to “BP” Business Park District, Parcel 8 from “O” Corporate Office District to “P” Park and Open Space District).

SUMMARY

40 Director Nordman began his presentation with an overview of the petition. The petitioner, Huntley Development Limited Partnership (“HDLP”), is requesting to rezone several properties it owns surrounding the intersection of Route 47 and Jim Dhamer Drive/Freeman Road. In doing so, the requested rezoning necessitates an amendment to the I-90/IL 47 Gateway Plan that was approved by the Village Board on December 21, 2017, because the proposed land uses differ from the land uses identified in the Gateway Plan. The petitioner is not presenting plans to develop the properties at this time, nor is there a potential developer or user for the properties.
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Director Nordman stated any future plan to develop the properties will require a develop/user to submit a Development Application requesting, at a minimum, to subdivide the property and site plan review. A special use permit may also be required dependent on the proposed use. As the petitioner states in their Development Application, they expect that rezoning the property at this time “will make the property more marketable for development...”.
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Director Nordman stated the petitioner was previously considering the relocation Eakin Creek, which bisects the property, but they are no longer proposing to relocate the creek.

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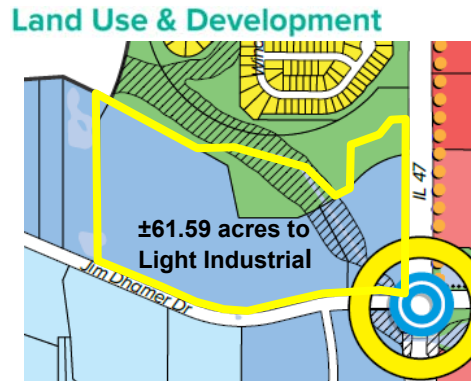
STAFF ANALYSIS

AMENDMENT OF I-90/IL 47 GATEWAY PLAN

10 Petitioner Nordman reviewed the Gateway Plan and highlighted the discussion with map exhibits from the Plan. The subject properties are included as part of the I-90/IL 47 Gateway Plan that was approved by the Village Board on December 21, 2017. The Land Use and Development Framework identifies desired future land uses for the I-90/IL 47 Gateway and provides a framework for guiding future planning decisions. The Land Use and Development Framework seeks “to promote balanced growth in an economically sustainable manner, while preserving and enhancing the area’s natural features”.

Northwest of Route 47 and Jim Dhamer

20 The petitioner is proposing to amend the I-90/IL 47 Gateway Plan for the approximately 61.59 acres near the northwest corner of Route 47 and Jim Dhamer Drive. The amendment would identify a majority of the ±61.59 acres as Light Industrial to support the requested rezoning to “BP” Business Park. The plan currently identifies the subject property as Medical Care/Office (± 50.6 acres) and Open Space/Wetland Conservation (±11 acres). The Medical Care/Office designation currently identified for property is defined as follows:



30 **Medical Care/Office:** The Medical Care/Office land use should consist of small-scale medical offices and complementary commercial uses, such as daycares and restaurants. These areas act as a supportive district for the Health Care District in NE Huntley to serve nearby residents, such as those of Sun City and the Alden senior housing development on Regency Parkway.

35 Director Nordman stated the proposed amendment would change the land use designation to Light Industrial which is defined by the plan as follows:

40 **Light Industrial:** Light industrial and distribution facilities development should be targeted south of Freeman Road adjacent to the Weber Grill facility. Weber recently created a roadway connecting to Freeman Road that future development may utilize. Additional opportunity sites include areas southwest of the I-90 interchange. Areas southwest of the I-90 interchange may be targeted for light industrial and smaller-scale distribution facilities development, given that they strategically buffer environmentally sensitive water features that abut a portion of areas slated for development. Light industrial facilities usually involve complex operations, including the integration of material handling, producing, packaging, inventory, transportation, and warehousing. Many communities label these uses as undesirable, because they are often perceived to create noise, are traffic-intensive, and excessively consume space. The Village must balance welcoming light industrial businesses and distribution facilities to generate jobs and tax revenue while preserving the Village’s suburban character and natural features.

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Northeast of Route 47 and Freeman Road

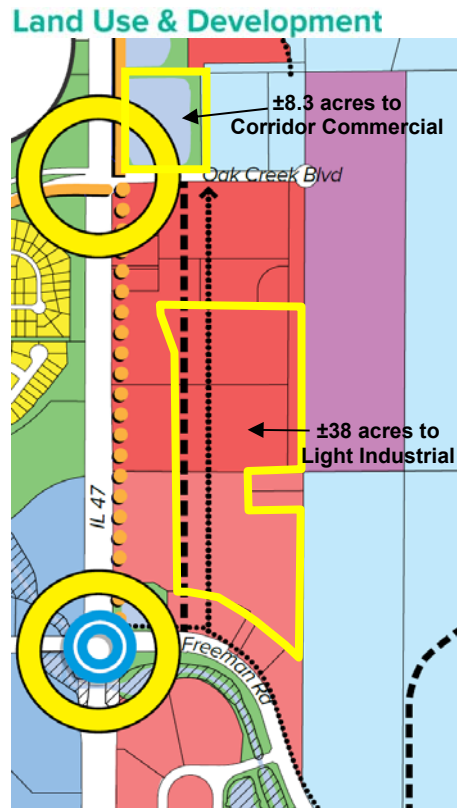
Director Nordman stated the petitioner is requesting to amend the I-90/IL 47 Gateway Plan for approximately 38 acres near the northeast corner of Route 47 and Freeman Road and approximately 8.3 acres at the northeast corner of Route 47 Oak Creek Parkway. The ±38 acre parcel(s) are located immediately south of the Village Green shopping center, but does not include the property fronting Route 47 or the property fronting Freeman Road. The property fronting Route 47 and Freeman Road would remain as Corridor Commercial and Mixed Commercial as identified in the plan.

The ±38 acre parcel(s) are currently identified as Corridor Commercial (north ±20 acres) and Mixed Commercial (south ±18 acres). The petitioner is requesting to amend the I-90/IL 47 Gateway Plan to change the land use to Light Industrial for the entire ±38 acres. The existing land uses identified for the ±38 acre parcel(s) are defined as follows:

Corridor Commercial (north ±20 acres adjacent to the Village Green retail development): Areas along Route 47 north of Freeman Road are comprised of development-ready sites with much of the infrastructure already in place. These areas should be targeted for Corridor Commercial uses, which would leverage visibility and traffic volume, while establishing Route 47 as the Huntley’s primary gateway. As new development occurs here, the Village should consider working with developers to encourage a diverse mix of development to ensure continued growth and development in the area.

Mixed Commercial (south ±18 acres): The area just northeast of the I-90 interchange contains development-ready sites and vacant buildings surrounding auto-oriented commercial uses, including auto and RV dealerships, and the vacant outlet mall. Opportunity sites for Mixed Commercial development include the auto mall and vacant outlet mall. These areas should be targeted for a mix of commercial development that serve as a regional draw, such as general retailers, sporting goods stores, restaurants, and service uses.

Director Nordman reviewed the ±8.3 acres at the northeast corner of Route 47 and Oak Creek Parkway and stated it is currently used for stormwater management for the Village Green shopping center and adjacent development (Gateway Commons and Weber). The ±8.3 acre property is currently identified as Open Space/Wetland Conservation by the I-90/IL 47 Gateway Plan. The petitioner is proposing to change the designation to Corridor Commercial to support the request to rezone the property to “C-2” Regional Retail. There is no development proposed for the site as part of this petition and any future request to develop the property would need to address the relocation of the required stormwater management.



REZONING

Northwest Corner of Route 47 and Jim Dhamer Drive

Director Nordman reviewed the proposed rezoning. The proposal by HDLP would eliminate the “O” Corporate Office zoning at the northwest corner of Route 47 and Jim Dhamer Drive and replace it with “BP” Business Park (±46.63 acres) and “C-2” Regional Retail (±9.42 acres). The proposed rezoning would also reduce the amount of “P” Parks and Open Space zoned property by 5.454 acres (net) and reduce the width of “P” zoned buffer that currently exists along the southern edge of neighborhood 32B in Sun City. At the narrowest point, the “C-2” zoned land would be approximately 150 feet from neighborhood 32B. The petitioner was previously considering the relocation Eakin Creek, which bisects the property, but is no longer proposing the relocation as part of the current petition.

Northeast of Route 47 and Freeman Road

Director Nordman stated the proposed change would replace ±38 acres of “C-2” Regional Retail zoned property near the northeast corner of Route 47 and Freeman Road with “BP” Business Park. The currently zoned “C-2” Regional Retail and was originally planned to be an extension of the Village Green retail property. The Route 47 and Freeman Road frontages (±22 acres) of the property would remain “C-2” in accordance with the proposed Zoning Plat.

Director Nordman stated the petitioner is also proposing to rezone the ±8.3 acre stormwater management facility at the northeast corner of Route 47 and Oak Creek Parkway from “P” Park and Open Space to “C-2” Regional Retail. As previously noted, the facility provides stormwater management for the Village Green shopping center and adjacent development (Gateway Commons and Weber). There is no development proposed for the site as part of this petition and any future request to develop the property would need to address the relocation of the required stormwater management.

Comparison of Existing and Proposed Zoning Districts

Director Nordman reviewed the types of uses allowed in the various zoning districts. The following are the permitted and special uses allowed in the existing and proposed zoning districts.

Existing Zoning at the Northwest Corner of Route 47 and Jim Dhamer Drive:

“O” Corporate Office Zoning

The “O” Corporate Office District is intended to accommodate either single user developments or "campus" style multi-user developments.

(1) Permitted Uses.

- AGRICULTURAL BUSINESS - Open space, park and greenways
- COMMERCIAL RECREATION - Golf course and country club, Health club or gymnasium
- FINANCIAL - Bank, Credit union, Savings and loan association - excluding drive-through establishments
- HEALTH CARE - Child care (center), Health care facilities including Professional doctor office or clinic, Research, development and laboratories.
- PERSONAL SERVICES - Hotel, Service industries
- OFFICE - Administrative, professional general business and medical offices (also see HEALTH CARE)
- PUBLIC FACILITIES - Government offices & services
- PUBLIC RECREATION - Indoor recreation (gymnasium)
- TRANSPORTATION - Parking structures (not to exceed 5 stories above grade level)

(2) Special Uses.

- HEALTH CARE - Age restricted congregate care/living facilities, Assisted living facilities, Long term care facilities, Nursing homes

Existing Zoning Near the Northwest Corner of Route 47 and Jim Dhamer Road:

“P” Park and Open Space

5 Land is designated as Park and Open Space (P) to maintain select existing physical features for general public use and enjoyment as passive and active recreational areas. There are a number of components which are contained within the Park and Open Space District. These include: public and private parks, wetlands, lakes, ponds, creeks, drainageways, golf courses, greenways, pedestrian pavements and landscape zones. The standards and guidelines described in the following paragraphs will guide development for the Park and Open Space Districts within the village.

(A) Permitted Uses.

- AGRICULTURAL BUSINESS – Open space, park and greenways
- COMMERCIAL RECREATION – Golf courses and recreational facilities

Proposed Zoning at the Northwest Corner of Route 47 and Jim Dhamer Drive and Near the Northeast Corner of Route 47 and Freeman Road:

“BP” Business Park District

20 The “BP” Business Park District is established to provide locations for sizeable commercial, office, institutional, and light manufacturing, as well as the smaller commercial and service uses on which they rely. The “BP” district would also allow requests for Special Use Permits for warehousing, storage, and distribution. The following is a complete list of Permitted and Special Uses in the “BP” Business Park:

Permitted Uses.

- (1) Offices
 - (a) Call Centers
 - (b) Offices: Administrative, business, professional, governmental, and medical
 - (c) Data processing and computer center, including service and maintenance
 - (d) Newspaper or publisher
- (2) Institutional and Educational Uses
 - (a) College, university or junior college
 - (b) Conference centers
 - (c) Medical Laboratories
 - (d) Philanthropic and charitable institutions
 - (e) Schools - business, corporate training, data processing or electronics.
 - (f) Schools (art, dancing, dramatic, music)
- (3) Commercial/Retail Uses
 - (a) Office equipment & supplier sale
 - (b) Radio and television studio (w/o tower)
 - (c) Floor covering sales
 - (d) Furniture sales (new)
 - (e) Hotel
 - (f) Microbrewery, winery
- (4) Business Park Uses:
 - (a) Food processing and handling
 - (b) Laboratories, offices and other facilities for research testing, data analysis and development
 - (c) Light manufacturing
 - (d) Printing and publishing
 - (e) Product research and development

Special Uses. Upon recommendation by the Plan Commission after public hearing on a petition pertaining thereto, in accordance with the requirements set forth for such hearing in Article VII of this Ordinance.

- 5 (1) Commercial/Retail Uses
 - (a) Building, electrical and construction material sales (no outside storage)
 - (b) Depository and non-depository credit institutions and banks
 - (c) Gas/service stations (not including truck stop)
 - (d) Restaurants, including alcohol sales and service, excluding drive-in or drive-through service
- 10 (2) Office/Business Park uses:
 - (a) Data Center
 - (b) Day Care Center
 - (c) Heliports
 - (d) Hospitals
 - (e) Planned Unit Developments in accordance with the applicable provisions of the Zoning Ordinance
 - (f) Storage and distribution of bulk commodities
 - (g) Warehousing, storage and distribution
 - (f) Self-Storage
- 15 (3) Retail-Automotive Uses
 - (a) Boat sales
 - (b) Recreational vehicles, ATV's, or other similar uses
 - (c) Motorcycle showroom and service
 - (d) Truck sales (new)
- 20 (4) Retail -Commercial Recreation Uses
 - (a) Amusement and family entertainment establishments, (indoor or outdoor)
 - (b) Aquatic parks
 - (c) Golf course, driving range, and miniature golf
 - (d) Ice centers (indoor or outdoor), roller rink (indoor)
 - (e) Motion picture theater
 - (f) Athletic fields (baseball, softball, football, cricket, lacrosse, soccer, etc.) (indoor or outdoor)
 - (g) Stadiums (outdoor and enclosed)
 - (h) Swimming pool (indoor, private club)
 - (i) Health, tennis, racquetball, recreation clubs, and spa or day spa
 - (j) Theater (enclosed)
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- 30
- 35

40 **Existing Zoning Near the Northeast Corner of Route 47 and Freeman Road and Proposed at the Northwest Corner of Route 47 and Jim Dhamer Drive:**

“C-2” Regional Retail District

45 The C-2 Regional Retail District is for larger retail developments. Typically, the Regional Retail District is intended for uses which, because of their size or nature of operation, generate higher volumes of vehicular or truck traffic. This category is not normally associated with the day-to-day shopping needs of local residents.

(1) Permitted Uses.

- FARMING - Nursery, Wayside stands
- 50 AGRICULTURAL BUSINESS - Feed and grain sales, Greenhouse (commercial), Seasonal sale of local farm products, Veterinary clinic
- AUTOMOTIVE - Agricultural implement sales and service, Ambulance service and garage, Automotive rental, Automobile sales (showroom)/used car sales component, Boat sales, Motorcycle

- showroom and service, Truck sales (new)
- COMMERCIAL RECREATION - Baseball field & batting cages, Billiard parlor, Boat launching ramp and/or marina (for non-motorized or less than 10 h.p. craft), Boat rental and storage, Bowling alley, Game room, Golf course and driving range, Health club or gymnasium, Indoor rifle/pistol shooting range, Miniature golf, Motion picture theater, Park, Rink (roller, skating or skateboard), Soccer field, Swimming pool (indoor, private club), Tennis/Racquetball club (private), Theater (enclosed)
- COMMERCIAL SERVICE - Advertising agency, Appliance service only, Blueprint (incl'g. photostat and copy shop), Business machine repair, Exterminating and fumigating, Furniture repair and refurbishing, Newspaper or publisher, Office equipment & supplier sale, Radio and television studio (w/o tower), Real estate office, Stenographic service
- CONSTRUCTION - Electrical equip. sales/fixtures, Plumbing supplies & fixture sale, Pump sales
- EDUCATION - Art, charm, dancing, dramatic/music schools, College, university or junior college, Commercial or trade school (other school offer training), School for mentally or physically handicapped
- FINANCIAL - Bank, Credit union, Savings and loan association - excluding drive-through establishments
- FOOD SERVICE - Carry-out food service, Catering service, Drive-thru food service, Ice cream shop, Restaurant, Soft drink stand
- HEALTH CARE - Medical laboratory, Professional doctor office or clinic
- INDUSTRIAL SERVICE - Mirror & glass supply & refinish, Upholstery shop
- OFFICE - Bookkeeping service, Corporate headquarters, Detective agency, Employment office, Engineering office, Income tax service, Insurance office/agency, Professional offices (also see: Public uses – HEALTH CARE), Office for executive or administrative purposes, Public accountant, Stockbroker, Ticket office, Title company, Travel agency, Utility office
- PERSONAL SERVICES - Barber shop, Beauty shop, Catalog sales office, Clothes (pressing and repair), Day spa, Dressmaker or seamstress, Funeral home (mortuary), Hotel/Motel, Laundry, cleaning & dying-retail, Locksmith, Photography, Reading room, Shoe and hat repair, Tailor, Taxidermist, Weaving & mending (custom)
- RETAIL - Antique sales, Appliance sales, Art gallery-art studio sales, Art supply store, Auto accessory store, Bakery, Bicycle shop, Bookstore, Camera shop, Cigar, cigarette & tobacco store, Clothing store, Craft studio, Department store, Drug store, Fish market-retail, Floor covering sales, Florist sales, Fruit & vegetable market—retail, Furniture sales (new), Gift shop, Grocery shop (convenience center), Grocery store (retail), Hardware store (retail), Health food store, Hearing aid store, Household furnishings shop, Jewelry (retail), Leather goods, Liquor store, Magazine & newsstand, Meat market, Music, instrument & record store, Paint & wallpaper store, Pet shop, Picture frame shop, Souvenir (curio shop), Sporting goods, Stationery store, Swimming pool & assoc. fixtures, Toy store, Typewriter sales, Upholstery shop, Watch, clock (sales & repair)
- PUBLIC FACILITIES - Armory, Government offices & services, Library, Museum
- PUBLIC RECREATION - Sports arena, Stadium
- TRANSPORTATION - Heliport
- (2) Special Uses.
- FARMING - Grass or sod farm, Orchard
- AGRICULTURAL BUSINESS - Dairy farm, Kennel/boarding, Stable (boarding, livery or private)
- AUTOMOTIVE - Automotive car wash and/or detailing, Automobile repair (major or minor), Auto Sales (used), Garage (bus or truck), Gasoline service station/Gasoline station, Mobile home sales, Outside storage of vehicles, Recreational vehicles sales/service, Taxicab garage, Trailer rental, Truck rental, Truck repair, Truck sales (used)
- COMMERCIAL RECREATION - Amusement park, Club (indoor or outdoor, private), Dance hall, Rod and gun club, Theater (Drive-in)
- COMMERCIAL SERVICES - Outdoor sales and service, Mini-storage/Mini-warehouse
- EDUCATION - Church or church school, High school & grade school (K-12)
- FINANCIAL - Currency exchange, Drive through establishment, Personal loan agency
- FOOD SERVICE - Drive-in food service, Frozen food locker, Tavern, Nightclub/discotheque

HEALTH CARE - Child care (center), Hospital (communicable disease, general) and Treatment Center for alcoholism, drug addiction and similar affliction, Mental health clinic, Mental Hospital, Nursing/Sheltered care home

PERSONAL SERVICES - Interior decorating studio

5 RETAIL SALES - Furniture sales (used), Outdoor sales & service, Secondhand store

PUBLIC FACILITIES - Post office

PUBLIC RECREATION - Community center

PUBLIC UTILITIES - Public utility transmitting tower, Sub-station, Water storage tank

RELIGIOUS - Church or other place of worship, Rectory

10 SPECIAL USE DISTRICTS - Mining (Extraction of Earth Products)

TRANSPORTATION - Parking area (public), Parking garage (public)

FUTURE DEVELOPMENT OF PROPERTIES

15 Director Nordman continued his presentation with a list of considerations which staff and the developer have discussed. It is anticipated that a number of development considerations would be discussed as a part of a future development, including the following:

- Possible signalization of the intersection north of Jim Dhamer Drive/Freeman Road, subject to approval by the Illinois Department of Transportation
- Extension of a gravity sanitary sewer line on the property west of Route 47 to eliminate reliance on a temporary lift station
- Repurposing of the existing stone monument sign on Interstate 90
- Resurfacing of Freeman Road and Jim Dhamer Drive
- Burial of overhead utility lines on the east side of Route 47
- Extension of the multi-use path from Oak Creek Parkway to Freeman Road

25 Director Nordman stated the property owner has agreed to enter into a Development Agreement the term of which will be considered by the Village Board. The above development considerations are details that would be included in a Development Agreement for the properties.

VILLAGE BOARD CONCEPTUAL REVIEW

30 Director Nordman stated the petitioner was last before the Village Board on July 11, 2019 requesting conceptual review of a proposed plan to amend the Gateway Plan and rezone the subject sites. At that time, the proposed “BP” Business Park zoning at the northeast corner of Route 47 and Freeman Road extended south to Freeman Road and did not include any commercial frontage along the Freeman Road. The Village Board’s comments included the following:

- It was recommended that the plan be revised to maintain the “C-2” zoning along Freeman Road. The petitioner has since revised the application to address the recommendation.
- There was concern regarding the reduced “P” Park and Open Space buffer between Sun City Neighborhood 32B and the proposed “C-2” Regional Retail and “BP” Business Park districts proposed at the northwest corner of Route 47 and Jim Dhamer Drive.
- It was expressed that the Village Board would want to know there was a developer and users ready to go before rezoning the properties.

45 The meeting minutes from the July 11, 2019, Village Board conceptual review were also provided to the Plan Commission for their review.

REQUESTED ACTION

50 Director Nordman concluded his presentation with a review of the petitioners’ request. He stated the petitioners are requesting a motion of the Plan Commission, to recommend approval of Petition No. 19-11.2, Relating to parcels of vacant property, generally located at the northwest corner of Jim Dhamer Drive and Route 47, just east

of the northeast corner of Freeman Road and Route 47, and the northeast corner of Oak Creek Parkway and Route 47, Requesting (i) an Amendment of the I-90 / IL 47 Gateway Plan of the Comprehensive Plan to accommodate Light Industrial and Commercial, as required; and (ii) a Zoning Map Amendment to rezone Parcel 1 from “BP” Business Park District to “C-2” Regional Retail District, Parcel 2 from “C-2” Regional Retail District to “BP” Business Park District, Parcel 3 from “O” Corporate Office District to “C-2” Regional Retail District, Parcel 4 from “P” Park and Open Space District to “C-2” Regional Retail District, Parcel 5 from “O” Corporate Office District to “P” Park and Open Space District, Parcel 6 from “O” Corporate Office District to “BP” Business Park District, Parcel 7 from “P” Park and Open Space District to “BP” Business Park District, Parcel 8 from “O” Corporate Office District to “P” Park and Open Space District.

Director Nordman stated he had concluded his presentation, and introduced the petitioner, Phil Waters from Huntley Development Limited Partnership, and his engineer, Dwayne Gillian, from V3 Engineering.

Chairman Kibort announced this would be the appropriate time to swear in the members of the audience who signed up to give testimony as well as the petitioners. He said they would be sworn in, under oath as this proceeding is legal testimony. Chairman Kibort then asked anyone wishing to speak to stand up and be sworn in. The following individuals were sworn in:

- Charles Nordman, Director of Development Services, Village of Huntley
- Margo Griffin, Development Manager, Village of Huntley
- Phil Waters, Horizon Group Properties, Long Grove
- Dwayne Gillian, V3 Companies, Woodridge
- Nacy Silor, 13541 Windy Prairie, Huntley
- Conrad and Susan Barta, 13521 Windy Prairie, Huntley
- Ron Simons, 13606 Windy Prairie, Huntley
- Ken Butranic, 13611 Windy Prairie, Huntley
- Bob Williams, 12428 Fox Tail, Huntley

Chairman Kibort asked the petitioner if they had additional comments and Phil Waters stated he did and asked to review a few slides he had prepared.

Mr. Waters discussed the history of the zoning of the parcels under review, and stated when the land was originally zoned, the entire east side of Route 47 was zoned for commercial/retail and the west side of Route 47 (including land north and south of Jim Dhamer Drive) was zoned for Office. He then gave his reasons for rezoning the parcels. He stated the “Amazon effect” has hurt retail immensely, and the Jewel/Osco covenants and restrictions have handcuffed them with their ability to sign on large big-box retailers. Mr. Waters stated they feel the outlots along Route 47 and Freeman Road are still viable for restaurants and smaller commercial, yet he felt the “big box” locations behind the frontage parcels would now be better suited for business park uses, and corporate users who could also add to the daytime population for Huntley.

Mr. Waters continued his presentation stating the market for the office zoning on the west side of Route 47 has been non-existent for years. Mr. Waters presented a slide showing the 235 acres of land his firm sold to Reiche Construction back in 2003. When the Reiche’s agreed to purchase the land in 2003, they came to the Board and asked to rezone the 235 acres from Office to Business Park. Similarly, they did not have a user when they petitioned the village. Mr. Waters stated his petition today is very similar, yet he is asking to rezone less than 100 acres to from office to Business Park. This rezoning will allow his group to bring in more business to Huntley, and thus add tax dollars to the community.

Mr. Waters also reviewed the location of a proposed signalized intersection on Route 47, and how this location is actually further away from homes than a location which had been previously discussed at great length and “approved by IDOT in 1997” before Del Webb Sun City was built.

Mr. Waters reviewed the benefits he is proposing as part of his project. Those included:

- Possible signalization of a new intersection north of Jim Dhamer Drive/Freeman Road, subject to approval by the Illinois Department of Transportation
- Extension of a gravity sanitary sewer line on the property west of Route 47 to eliminate reliance on a temporary lift station
- Repurposing of the existing stone monument sign on Interstate 90
- Resurfacing of Freeman Road and Jim Dhamer Drive
- Burial of overhead utility lines on the east side of Route 47
- Extension of the multi-use path from Oak Creek Parkway to Freeman Road
- Better use of signage at location along Tollway.

Mr. Waters concluded his presentation and stated he was available for questions from the Commission. Chairman Kibort thanked him and stated he would like to hear the residents' testimony first.

Chairman Kibort called the first resident on the Public Hearing sign-in sheet.

Ms. Nancy Silor, 13541 Windy Prairie Drive, stated when she purchased her property, the land directly behind her home was zoned for Park land, and taking that land and making it retail will diminish her property value, and ability to sell their land. This will also bring more traffic, and be a nuisance. Many of her neighbors have lost value already during the economic downturn, and it would only hurt our neighborhood more to change this Park land to Commercial use. Ms. Silor asked the commissioners to protect the rights of the citizens, and to hold the developer to keeping this area with the Park land zoning.

Mr. Conrad Barta, 13521 Windy Prairie, stated when they purchased their home it was sold to them as having a park land in back of them and that is what they would like it to remain. Two years ago, when discussion of rerouting the creek began, they felt that change would impact them. Now today, they feel it would impact them to have a shopping center behind their house. Mr. Barta stated he hoped the Commission would support his family and their neighbors, and to not allow the rezoning on this particular piece.

Mr. Ron Simons, 13606 Windy Prairie, stated he also purchased his property with park land in his back yard. His largest concern is with parcels 4 and 7, as they are petitioning to rezone them from park land to commercial and business park uses. The families in this area are currently separated by a berm, but even that does not help too much. There is a problem with water and drainage already in this area, and increased development will no doubt increase the problems. Mr. Simons also mentioned parking lot lighting, delivery truck noise, and the impact on wildlife as additional reasons to not redevelop this park space.

Chairman Kibort stated he did not have any more names on his sign-in sheet, but asked if he missed anyone who wanted to speak. Two residents raised their hands and said they were prepared to testify.

Mr. Ken Butranic, 13611 Windy Prairie, stated he was sworn in with the rest of the group. Mr. Butranic agreed with previous testimony given by his neighbors. He stated he and his neighbors did spend a lot of money to correct drainage from his and his neighbor's houses. The investment they spent did improve things. He also stated some trees were removed from the back property and smaller trees were added. This did not help as they are now impacted by light from Tom Peck Ford. He feels it will be much worse with development occurring even closer.

Mr. Bob Williams, 12438 Fox Tail Lane, stated he had already been sworn in. Mr. Williams stated his biggest concern is with the "C-2" commercial zoning for parcels 3 and 4. Mr. Williams reviewed the wording directly from the Zoning Ordinance regarding "C-2" zoning, and emphasized the difference between regional shopping centers (with higher volumes of retail and truck traffic) and small strip centers. He said the petitioner is seeking

to zone these parcels for a regional shopping center, and right now they don't even have an approved access point on Route 47. This part of the rezoning petition is most troubling, and Mr. Williams believes parcels 3 and 4 should be removed from the petition entirely.

5 Chairman Kibort stated this ended the public testimony portion of the public hearing and he was ready to hear from the Commissioners on their views on the petition.

10 Commissioner Darci Chandler stated she has the same concerns as the residents regarding taking park and open space zoning and rezoning it to commercial and business park. She also stated she has issues with the property owner not having a user or developer yet, and this rezoning will be used specifically to assist with marketing.

Mr. Waters responded and stated he was adding some parcels of park and open space zoning as well.

15 Mr. Dwayne Gillian of V3 Companies stated he understands the sensitivity regarding the parks and open space zoning. He also said when a developer is interested in moving forward with a project, they will be required to get their site plan approved, and all the residents would be invited to comment on the plan.

20 Mr. Gillian added that they do hope to get an access point approved from IDOT, and they feel the best spot is to line it up with the "water tower road" which exists on the east side of Route 47.

Mr. Gillian and Mr. Waters said a larger berm has been discussed to improve screening. Discussion ensued on the drainage and creek in this area. Mr. Gillian discussed engineering plans and that he as an engineer feels confident the homes will not be impacted with flooding. Discussion ensued on drainage and engineering.

25 Mr. Waters addressed the comment on uses of the commercial parcels. He stated the uses would be much smaller and more in line with what is used in the outlots fronting Route 47, such as restaurants and cafes, and there is not adequate room to develop any "big box" lots on the west side of Route 47.

30 Mr. Gillian addressed the parking lot lighting. The berms and screening will reduce the impact, and the use cut off lights and light shields could also improve the light effect. However, there is nothing that can be done about the "glow" from being in an urban area.

35 Mr. Gillian addressed wildlife, and stated they must follow IDNR permitting procedures. This will ensure they will not be hurting wildlife in the area.

Nancy Silor commented on the parks and open space being rezoned and all of it was directly adjacent to Neighborhood 32B, and this impacts the residents.

40 Chairman Kibort began to call on Commissioners for their comments, by referring back to Commissioner Darci Chandler.

45 Commissioner Darci Chandler asked for the zoning slide to be brought up to the screen. The discussion ensued on the original Reiche rezoning from "O" to "BP", which she felt was a straight rezoning. In comparison, Commissioner Darci Chandler stated this petition is asking for many zoning lines to be moved and rearranged. She questioned why he felt they were so similar. Mr. Waters responded by stating the similarity was with the fact that both rezoning petitions did not have users yet, and the rezoning would assist to attract users and development.

50 Commissioner Hahn stated he was not in favor of changing the parks and open space zoning to commercial, especially since it is adjacent to residential. In addition, he does not understand why he is rezoning the detention pond labeled Lot 1. Commissioner Hahn stated it would be better to rezone this development when they had a user. Commissioner Hahn likes the idea of not changing the location of Eakin Creek.

Mr. Waters stated the rezoning is being done to create interest and generate activity. He wants to diversify the economic base of the community. Commissioner Hahn stated, then why not choose one area and start with that. Mr. Waters replied at this time he only has minor interest, but feels the rezoning could generate more.

5 Vice Chair Ellison stated if you wanted to choose an area to begin with for rezoning, she was okay with the Parcel 2 going to “BP” Business Park. She quickly added, she was not okay with Parcel 1 (detention pond) changing to “C-2” commercial. Discussion ensued on why Mr. Waters would build on a detention pond. Vice Chair Ellison also stated she was agreeable to consider Parcel 6 for “BP” and Parcel 3 for “C-2”.

10 Chairman Kibort stated he was not in favor of rezoning the detention pond from “BP” to “C-2”. Discussion ensued on the viability and engineering of such a project, and he concluded that rezoning the lot to “C-2” was a longshot project and it would be better to rezone when a user comes in.

15 Chairman Kibort stated he was concerned about rezoning Parcel 2 to “BP” due to the potential for losing a future Big Box user. Mr. Waters responded that due to the Jewel-Osco transaction in 2000, major restrictions were put in place to prevent competitors from building on the Horizon property on the east side of Route 47. Unfortunately, that deal has prevented many developments from moving forward, and the restrictions are recorded against the property, so future development will remain highly restrictive.

20 Director Nordman asked for clarification from Mr. Waters on the deed restrictions for the land south of the Jewel, as to whether it was for Jewel competitors or all big box users. Mr. Waters responded all Big Box users, but further described that Meijer and some home improvement stores would potentially be feasible. Discussion ensued on the covenants and restriction agreement.

25 Chairman Kibort is not in favor of removing the parks and open space zoning from Lot 4. Discussion ensued on Huntley’s fast track approval process.

30 Commissioner Nichols stated the Village has spent a lot of time on the Gateway Plan which fully explains how we envision this area developing. As for the rezoning put forth in front of them today, she would be agreeable to looking at rezoning all properties except for parcels 1, 3 and 4. However, she still favors waiting to rezone the properties until a user comes in.

35 Chairman Kibort began a discussion on redrawing a few of the lot lines so that lot 6 could be made a little larger (by taking some property from lot 7), but would also maintain a larger buffer between the residential.

Vice Chair Ellison stated if they were to vote tonight, she felt they could only vote on lots 2, 3 and 6.

40 Mr. Waters thanked her and asked about redrawing the lines again between lots 6 and 7, and also inquired about moving lines between lots 3 and 4. Discussion ensued on the boundary lines with the attempt of moving further away from the homes, and also squaring off lots so they were more usable and developable. The location of the proposed signal was also discussed. Chairman Kibort and Vice Chair Ellison led the discussion and concluded they were agreeable for moving the lines on lots 4 and 7.

45 Ms. Nancy Silor stated she appreciates the discussion of moving the proposed lot lines to increase the parks and open space buffer behind the homes. She still feels like it will reduce the value of her home. Discussion ensued on the reasons why developers do not make deal/offers public until much later.

50 Chairman Kibort asked whether it would be prudent to vote tonight or continue the petition to a later meeting. Director Nordman said they could certainly continue it if they would like to allow the petitioner to make adjustments to the zoning plat. Village Manager Johnson suggested it would be helpful for the petitioner to take the suggestions from the Board into account and for the petitioner to work up a new document with those changes.

5 Mr. Bob Williams had a final statement about the open space lands and Eakin Creek and their upkeep. He stated they had promised to maintain the land and since he has lived there he has seen very little being done to improve this area. Mr. Williams suggested adding this component of upkeep and improvement to their list of what they had already discussed with staff and reviewed during the earlier part this hearing. Chairman Kibort agreed and this upkeep should be added to the list of conditions.

10 Mr. Patrick Brady stepped up and stated he has been here 20 years and hopes the compassion of the Board will come into play with respect to the residents when they review this petition.

Chairman Kibort stated he was looking for a motion to continue the petition.

15 **A MOTION was made to continue the public hearing to consider Petition No. 19-11.1 to January 13, 2020.**

MOVED: Vice Chair Ellison
SECONDED: Commissioner Lori Nichols
AYES: Commissioners Hahn, Nichols, Darci Chandler, Vice Chair Ellison, and Chairman Kibort.
20 **NAYS: None**
ABSTAIN: None
MOTION CARRIED 5:0:0

25 7. Discussion

Director Nordman advised the Commissioners the next regularly scheduled Plan Commission meeting is Monday, December 9th.

30 No further comments were added.

8. Adjournment

At 8:15 pm, a MOTION was made to adjourn the November 25, 2019 Plan Commission meeting.

35 **MOVED: Vice Chair Ellison**
SECONDED: Commissioner Lori Nichols
AYES: Commissioners Hahn, Nichols, Darci Chandler, Vice Chair Ellison, and Chairman Kibort.
40 **NAYS: None**
ABSTAIN: None
MOTION CARRIED 5:0:0

Respectfully submitted,

Margo Griffin

45 Development Manager
Village of Huntley