

**VILLAGE OF HUNTLEY
PLAN COMMISSION MEETING**
Monday, January 13, 2020
MINUTES

5

CALL TO ORDER

Chairman Tom Kibort called to order the Village of Huntley Plan Commission meeting for January 13, 2020 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:

Director of Development Services Charles Nordman, Development Manager Margo Griffin, Development Engineer Scott Hajek, Special Counsel Tom Burney, and Joan Holub, Q & A Reporting, Inc.

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4. Public Comments None.

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5. Approval of Minutes

A. Approval of the November 25, 2019 Plan Commission Meeting Minutes

No additions or corrections were noted.

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A MOTION was made to approve the November 25, 2019 Plan Commission Meeting Minutes.

MOVED: Commissioner Ron Hahn

SECONDED: Vice Chair Ellison

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

NAYS: None

ABSTAIN: None

MOTION CARRIED 5:0:0

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B. Approval of the December 9, 2019 Plan Commission Meeting Minutes

No additions or corrections were noted.

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A MOTION was made to approve the December 9, 2019 Plan Commission Meeting Minutes.

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

6. Public Hearing(s)

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. *This petition is a continuation of the November 25, 2019 Plan Commission public hearing.*

Certified Shorthand Reporter, Joan Holub 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.

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

Chairman Kibort stated that as this is a continuation of the public hearing held November 25, 2019, those persons who were sworn in at that time do not need to be sworn in again, Chairman Kibort then requested for anyone new who would be speaking at this hearing to stand up and be sworn in. A small group of residents were sworn in at this time. Chairman Kibort announced the staff would be giving a PowerPoint presentation to review the petition and he introduced Director Nordman.

Director Nordman reviewed a PowerPoint presentation. He stated the petitioner was last before the Plan Commission on November 25, 2019, at which time there was extensive discussion regarding the proximity of the “C-2” Regional Retail and “BP” Business Park zoning districts to Sun City Neighborhood 32B. Director Nordman stated the transcript of the meeting was provided as an attachment to tonight’s report to the Plan

Commission. At the conclusion of the November 19, 2019 discussion, the Plan Commission continued the public hearing to allow the petitioner to revise the zoning proposal to increase the distance between the proposed “BP” and “C-2” zoning districts and Sun City Neighborhood 32B.

5 In response to the testimony heard at the November 25, 2019 public hearing, the petitioner has made the following three changes to the proposed zoning plat:

1. At the northwest corner of Route 47 and Jim Dhamer Drive, the northern line of the proposed “BP” Business Park zoning (parcel 7) was shifted south. The exhibit indicates there is 444 feet from the “BP” zoning to the back of the nearest home in Neighborhood 32B.
2. At the northwest corner of Route 47 and Jim Dhamer Drive, the north line of the proposed “C-2” Regional Retail (parcel 4) was shifted to the south. The exhibit indicates there is 228 feet from the “C-2” zoning to the back of the nearest home in Neighborhood 32B.
3. At the northeast corner of Route 47 and Oak Creek Parkway, the petitioner is no longer proposing to rezone the retention pond from “B-P” to “C-2” (parcel 1).

Also since the November 25 meeting, the petitioner and staff met with the Illinois Department of Transportation (IDOT) regarding Route 47 access points to the subject properties. Although not part of this application, the petitioner has begun investigating the possibility providing a full access on Route 47 to both the east and west parcels. IDOT representatives explained that a full signalized access on Route 47 would not be approved in the petitioner’s desired location due to it not meeting the required spacing between traffic signals. They further explained that access to the proposed “C-2” parcels on the west side of Route 47 would likely be either a right-in/right-out or a three quarter intersection (the intersection of Route 47 and Powers Road is a three quarter intersection), depending on the type and location of access proposed for the parcels east of Route 47. Under any circumstance, a permit would not be approved for access to Route 47 until warrants are met.

Staff notes that the Plan Commission would review proposed access to the parcels when a Development Application is submitted for a site plan review and preliminary/final plat of subdivision. At this time, the petitioner’s application is only proposing to rezone parcels.

REQUESTED ACTION

Director Nordman stated the petitioners are requesting a motion of the Plan Commission, to recommend approval of Petition No. 19-11.2, 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 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.

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

1. A wetland restoration and maintenance plan shall be provided for Lot 8 of Huntley Unit No. 1 upon submittal of a Development Application to resubdivide any of the subject parcels generally located at the northwest corner of Route 47 and Jim Dhamer Drive.
2. The rezoning of the parcels is subject to approval of a development agreement by the Village Board.

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.

Mr. Waters thanked Director Nordman and the Commission for the opportunity to speak. He stated he and his

team made the corrections which were asked for in the last meeting, and reminded them his ultimate goal is to bring development, jobs, and growth to the Huntley community. He stated he has been marketing property in for 20 years and he hopes this change will provide an opportunity for growth.

5 Chairman Kibort then asked anyone wishing to speak to raise their hand and he would call them up individually to speak.

10 Nancy Silor, of 13541 Windy Prairie Drive, stated she thought since there was no plans for parcels 4 and 7, those parcels should remain as open space. If they do decide to bring in a user in the future, she thought that would be a more appropriate time to rezone it. She also stated retail was not the best use, and there may be a better use more suitable which would have less impact on the residents.

15 Ron Simons, 13606 Windy Prairie Drive, stated he believed that without a complete plan for parcel 4 and parcel 7, they should remain as parks and open space. He stated they purchased their home with parks and open space in their back yard and believed it would remain. It makes sense to keep it that way. He added, the access road was also a concern. The only way you could get into parcel 4 would be with an access road from Route 47. The increased traffic would greatly impact his neighborhood. Mr. Simons stated he would like parcels 4 and 7 removed from the rezoning petition.

20 Chairman Kibort asked if there was anyone else who would like to speak at this time, and there were none.

Chairman Kibort asked the Plan Commission for their comments and he called upon Commissioner Darci Chandler to speak first.

25 Commissioner Darci Chandler stated she commended the developer for making the changes, but still feels parcel 4 is too close to the residents. She stated if she lived in that neighborhood she would not want the commercial that close to her. She also commended the petitioner for removing parcel 1.

30 Commissioner Hahn agreed with Commissioner Chandler. The thought of purchasing a home with parks and open space in your back yard and for it to be rezoned to commercial did not sit right with him. Parcel 4 is too close to the residents to be considered for commercial. He stated the changes on Parcel 7 were acceptable to him.

Vice Chair Ellison stated the developer modified that plan as requested.

35 Chairman Kibort concurred with Vice Chair Ellison. He added that it may be many years before the site is developed. He explained that there is a plan to develop the site, the petitioner would need to come back and have another public hearing.

40 Vice Chair Ellison brought up the issue of water and drainage, and urged the developer to keep this in mind in the future.

45 Special Counsel Burney asked Director Nordman if the condition of a business development agreement was intended address matters related to the future development of the parcels. Director Nordman stated that was correct.

50 Nancy Silor requested to speak again. Ms. Silor stated that she recognizes that the proposal was changed, but it still impacts them greatly. She explained that if approved she could no longer say the land behind us is zoned parks and open space and that would greatly impact her the value of her home. Ms. Silor stated that the rezoning of parcel 4 would have the greatest impact on her. Discussion ensued on how much park and open space would be lost.

Commissioner Lori Nichols thanked the developer for making the changes. She stated she was happy with most of the changes, but is still on the fence regarding parcel 4, and felt the 228 feet buffer was still too short. Discussion ensued on the buffer size and increasing it further to the access road.

5 Dwayne Gillian, Engineer, V3 Companies, asked to speak. He stated he was frustrated as they had made the changes requested at the last meeting. In addition, when they met with IDOT a week ago, they stated they would not approve a signal for the proposed location. That said, even without a signal, they would still need to have a large enough parcel to include a ¾ access and a right in-right out. He felt if parcel 4 is reduced further, it would lead to a single access point. This would devalue the parcel even more.

10 Ron Simons asked to speak again. He said that he and his neighbors always wanted the land to remain parks and open space. He does not believe the 78 feet they came down was enough.

15 Chairman Kibort stated he felt the Commission has done a good job reviewing this petition and was looking to move on if there were no other comments.

20 Phil Waters asked to speak again. Mr. Waters explained that the 228 feet is the distance from property line to property line, and not building to building. Mr. Waters explained that Taco Bell is 400 feet from the home across Route 47. Mr. Waters stated that a large berm between the Sun City and the site would be a requirement of the development agreement.

Chairman Kibort requested a motion to close the public hearing.

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

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

35 Chairman Kibort requested a motion be made on the petition and reminded the Commission there were two conditions mentioned by Village staff.

Phil Waters asked if he could make one more comment. Chairman Kibort explained the public hearing portion of the petition was closed and the Commission is preparing to vote.

40 **A MOTION was made to approve Petition No. 19-11.2, 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 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, with the following conditions:**

50 1. **A wetland restoration and maintenance plan shall be provided for Lot 8 of Huntley Unit No. 1 upon submittal of a Development Application to resubdivide any of the subject parcels generally located at the northwest corner of Route 47 and Jim Dhamer Drive.**

2. The rezoning of the parcels is subject to approval of a development agreement by the Village Board.

5 **MOVED:** Commissioner Darci Chandler
SECONDED: Commissioner Nichols
AYES: Commissioners Nichols, Darci Chandler, and Chairman Kibort.
NAYS: Commissioners Hahn, and Vice Chair Ellison,
ABSTAIN: None
MOTION FAILS 3:2:0

10 Director Nordman explained that the motion failed as it requires 4 positive votes from the Commission in order to pass.

15 Director Nordman requested a brief recess between petitions in order to correct some issues with the room's sound system.

6. Public Hearings (continued). *The recess ended at 7:30 pm and the next petition was reviewed.*

20 B. Petition No. 20-01.1, BO2 Investments LLC, as petitioner and owner, Relating to Lot 4 in Regency Square – Phase 2B and Lot 1 in Regency Square – Phase 2C (generally located west of Princeton Drive, south of Kreutzer Road, and east of Del Webb's Sun City Neighborhood Seven), Request is for consideration of a (i) Final Plat of Subdivision and (ii) Site Plan Review in accordance with the site plan that has been submitted to, and is on file with, the Village of Huntley, pursuant to the requirements of Section 156.204 of the Huntley Zoning Ordinance.

25 Director Nordman gave a brief PowerPoint presentation and reviewed the staff report which was presented to the Commission.

30 Director Nordman reviewed the specifics of the project. He stated the petitioner is proposing to resubdivide the existing Lot 4 in Regency Square – Phase 2B and Lot 1 in Regency Square – Phase 2C (Lot 4 is located west of Regency Parkway, adjacent to Neighborhood 7) and Lot 1 in Regency Square – Phase 2C (Lot 1 is the vacant property south of Kreutzer Road and west of Princeton Drive) to accommodate stormwater management basins for the development of these parcels.

35 Accordingly, the petitioner is also requesting Site Plan Review to construct a centralized stormwater basin meeting the volume requirements for the existing and proposed detention. The petitioner will also be constructing the extension of Regency Parkway and installing a watermain loop in accordance with a settlement agreement between the Village and the previous property owner. The settlement agreement, approved by Resolution (R)2016-08.49, specifically requires the following as a condition of developing of the subject parcels:

- 40
1. The completion of the extension of Regency Parkway north to Kreutzer Road.
 2. The installation of the watermain loop along the Regency Parkway extension north to Kreutzer Road and east to Princeton Drive.

45 ***Plat of Resubdivision***

50 Director Nordman reviewed the plat and highlighted key points on the slides. The proposed Final Plat of Regency Square Phase 2 will resubdivide the existing Lot 4 in Regency Square – Phase 2B (Lot 4 is located west of Regency Parkway, adjacent to Neighborhood 7) and Lot 1 in Regency Square – Phase 2C (Lot 1 is the vacant property south of Kreutzer Road and west of Princeton Drive) to accommodate stormwater management basins for the development on these parcels. The two existing lots will be resubdivided into four (4) developable lots

and two (2) outlots for stormwater management. The right-of-way required for the extension of Regency Parkway to Kreutzer Road was previously dedicated in 2011 as part of Final Plat of Subdivision of Regency Square – Phase 2B.

- 5 All proposed lots will meet the minimum lot area and width requirements for their respective zoning districts. Additionally, the resubdivision will maintain the existing 40 feet landscape buffer adjacent to Sun City Neighborhood 7.

Site Plan Review

10 Director Nordman stated the balance of the Phase 2 build-out of the Regency Square development includes a centralized stormwater basin meeting the volume requirements for the existing and proposed detention and compensatory storage requirements for Phases 2A and 2B of Regency Square. The new basin is designed to replace all of the existing Phase 2A and Deer Path detention basins; however, it does not include the Alden Campus as detention has been provided as part of that development. The current stormwater detention basin and
15 compensatory storage basin constructed as part of the Kreutzer Road extension also will remain and be integrated into the overall stormwater management for the entire Regency Square development. The existing landscape berm between Regency Square and Sun City Neighborhood 7 will not be impacted by the proposed improvements to the site.

20 The existing isolated wetlands on the site will be mitigated in an offsite wetland bank through purchased credits as it is not feasible to address the mitigation onsite.

Director Nordman stated the improvements to complete Phase 2 of Regency Square include the new central basin, the relocation of the existing basins, the mass grading of the remaining property and the completion of the
25 Regency Parkway extension to Kreutzer Road. The extension will also include the completion of the looped watermain along Kreutzer Road.

Director Nordman reviewed the development of the individual lots. The development of the individual lots (Lots 1-4) must conform to the Regency Square Development Guidelines. The Guidelines provide regulations for site
30 planning, building design, landscaping and signage for development within Regency Square. The Guidelines were established as a substitute for the general regulations set forth in the Village of Huntley’s Zoning Ordinance. Subject to the Guidelines, each lot must receive Site Plan approval from the Plan Commission and Village Board prior to it being constructed upon.

35 **ACTION REQUESTED**

Director Nordman stated the petitioners are requesting a motion of the Plan Commission, to recommend approval of Petition No. 20-01.1, Requesting a (i) Final Plat of Subdivision and (ii) Site Plan Review in accordance with the site plan that has been submitted to, and is on file with, the Village of Huntley, pursuant to the requirements of
40 Section 156.204 of the Huntley Zoning Ordinance.

Director Nordman stated 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 revisions to be approved by the Village Engineer and Development Services Department.
 - 50 3. 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.

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. In accordance with Section 155.221 of the Subdivision Ordinance, the Final Plat of Subdivision shall be recorded with McHenry County within three (3) months of approval by the Village Board.
7. Protective covenants which meet with the approval of the Village shall be made a part of the final plat and filed on record with the County Recorder. Existence of other covenants or declarations pertaining to common responsibilities of individual owners shall be cited by reference on the plat.
8. A long term maintenance plan for the stormwater management basins shall be submitted and approved by the Village Engineer and Development Services Department prior to the recording of the final plat.
9. The development of each lot shall be done in compliance with the requirements of the Village of Huntley Subdivision Ordinance (this includes in the installation of public sidewalks, parkway trees, etc.)

Director Nordman concluded his PowerPoint presentation.

Chairman Kibort asked for a motion to open the public hearing.

A MOTION was made to open the public hearing to consider Petition No. 20-01.1.

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

Chairman Kibort stated that as this is a public hearing, all persons wanting to give testimony must stand and be sworn in at this time. A group of residents, representatives of BO2 Investments LLC, and Village staff were all sworn in.

Chairman Kibort then called for the petitioner to add their comments or testimony.

Joel Vetrone of BO2 Investments stated his team did not have anything to add at this time but they were available for questions and comments if called upon.

Chairman Kibort then called for members of public to raise their hands so he could call upon them for testimony.

Mary Lou Harp, 12216 Tuliptree Lane, Huntley, stated she had a question regarding the maintenance of the berm. She said many trees have been dying off, and no one has been replacing them. She stated she has inquired before and was told Del Webb was responsible for this upkeep, but nothing has been done. Ms. Harp inquired how she could be assured this would be addressed with this development.

Director Nordman stated there was an agreement with the previous owner of the development and Sun City. Further investigation would be needed to get the exact details. Ms. Harp thanked Director Nordman and added she has seen Sun City remove trees, but they have not been diligent on replacing them. She commented she did see some very small trees planted, but they did not provide screening.

Gertrude Rossner Toolan, 12151 Tuliptree Lane, inquired why the detention pond needed to be located in this area. She asked if it could be located somewhere else? She was wondering what it would look like to the residents.

Chairman Kibort both suggested the petitioner's engineer speak to this comment.

5 Vince Mosca of Hey and Associates approached the podium. Mr. Mosca clarified he was an ecologist by training. He stated he had worked on this development with the original owner, Mr. Joe Buralli. He stated the detention basin was always planned for the central area. He went on to explain the engineering and topography of the site. Mr. Mosca stated he did not believe the residents on Tuliptree would see the actual detention basin due to the height of the berm. He also referred to the detention basin to the south, and this new basin would likely look similar.

10 Discussion ensued with Mr. Mosca and Chairman Kibort on flood water levels and what was documented on the drawings for the west basin. Mr. Mosca stated the water levels would be shallow, but they would be wet at all times. He explained that this area would not be considered a dry basin. There would also be prairie grass plantings on the side slopes.

15 Commissioner Hahn asked about the direction of the flow/drainage. Mr. Mosca stated it would drain to the north and into the existing Kreutzer Road basin, and eventually into the Kishwaukee River.

20 Vice Chair Ellison asked to bring up the aerial slide, and to point out the existing detention pond to the south. She wanted to be sure the residents understood the new detention basin would look similar. Mr. Mosca added that it would be similar, but it would have shallow pools of water, and prairie grasses on the side slopes.

25 Ms. Mary Lou Harp asked to speak again. She stated she has concerns over the potential impact of the geese. She explained that she is happy to have a detention pond instead of a building, but does have concerns over geese. Chairman Kibort stated the native plantings on the slopes will deter the geese. A lengthy discussion ensued on geese and detention ponds and native plantings. Chairman Kibort also talked about the requirement for a 5-year maintenance plan for the ponds.

30 Ms. Harp also inquired about compensatory storage, and asked for this to be explained. Mr. Mosca explained this is done when flood plain areas are filled. In order to do this, they are required to create a new flood plain basin somewhere else to compensate, thus compensatory storage.

35 Chairman Kibort inquired about the wetland mitigation being done for this project. Mr. Mosca stated the petitioner will be doing this for 3.1 acres of wetland, and they will be utilizing a Wetland Mitigation Bank. He explained they are paying money for someone who built a wetland area already. This project will use a mitigation bank that is located in the Kishwaukee watershed.

Ms. Harp inquired about how wide the detention area would be. Director Nordman showed the slide of the detention area while Mr. Mosca and Chairman Kibort discussed the estimated size.

40 Ms. Susan Erickson, administrator from Deer Path Supportive Living facility, stated she had not been sworn in yet. Chairman Kibort swore in Ms. Erickson. Ms. Erickson said geese are a big problem. She explained they are all over the place, and also seem to like laying in the street. She further explained that after this project is complete, there will be detention all her facility. Ms. Erickson stated she wants to know how it will affect her residents. Director Nordman stated the planned detention is also for the Deer path facility. Discussion ensued
45 again on native plantings and how this will help with geese in the future.

Chairman Kibort asked for comments from the Commission.

50 Commissioner Hahn inquired about whether a right turn lane is planned for the new Regency Parkway/Kreutzer Road intersection. Director Nordman said there was a right turn lane planned.

No other comments were offered by the Commission.

Chairman Kibort requested a motion to close the hearing.

A MOTION was made close the public hearing to consider Petition No. 20-1.1.

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

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Chairman Kibort requested a motion be made on the petition.

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A MOTION was made to approve Petition No. 20-01.1, BO2 Investments LLC, as petitioner and owner, Relating to Lot 4 in Regency Square – Phase 2B and Lot 1 in Regency Square – Phase 2C (generally located west of Princeton Drive, south of Kreutzer Road, and east of Del Webb’s Sun City Neighborhood Seven), Request is for consideration of a (i) Final Plat of Subdivision and (ii) Site Plan Review in accordance with the site plan that has been submitted to, and is on file with, the Village of Huntley, pursuant to the requirements of Section 156.204 of the Huntley Zoning Ordinance, with the following conditions:

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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 revisions to be approved by 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. 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.
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. In accordance with Section 155.221 of the Subdivision Ordinance, the Final Plat of Subdivision shall be recorded with McHenry County within three (3) months of approval by the Village Board.
7. Protective covenants which meet with the approval of the Village shall be made a part of the final plat and filed on record with the County Recorder. Existence of other covenants or declarations pertaining to common responsibilities of individual owners shall be cited by reference on the plat.
8. A long term maintenance plan for the stormwater management basins shall be submitted and approved by the Village Engineer and Development Services Department prior to the recording of the final plat.
9. The development of each lot shall be done in compliance with the requirements of the Village of Huntley Subdivision Ordinance (this includes in the installation of public sidewalks, parkway trees, etc.)

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The following condition was added by the Plan Commission:

10. Staff will research the agreement for maintenance of the berm (east of Tuliptree) and follow-up with the responsible party.

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

7. Discussion

15 Director Nordman advised the Commissioners the next regularly scheduled Plan Commission meeting is Monday, January 27th and there is currently one item on the agenda.

No further comments were added.

20 8. Adjournment

At 8:10 pm, a MOTION was made to adjourn the January 13, 2020 Plan Commission meeting.

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

Respectfully submitted,

Margo Griffin

35 Development Manager
Village of Huntley