

VILLAGE OF HUNTLEY
PLAN COMMISSION MEETING
Monday, February 22, 2021
MINUTES

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CALL TO ORDER

Chairman Tom Kibort called to order the Village of Huntley Plan Commission meeting for February 22, 2021 at 6:30 p.m. The meeting was held in the Municipal Complex Village Board Room at 10987 Main Street, Huntley, Illinois 60142.

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PLEDGE OF ALLEGIANCE

Chairman Kibort led the Pledge of Allegiance.

ROLL CALL

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PLAN

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

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COMMISSIONERS

ABSENT: Commissioner Robert Chandler

ALSO PRESENT: Director of Development Services Charles Nordman, Development Manager Margo Griffin, Development Engineer Scott Hajek, Village Manager David Johnson, Deputy Village Manager Lisa Armour, Village Attorney Betsy Gates-Alford

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4. **Public Comment**

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5. **Public Hearing(s)**

A. Petition No. 21-01.02, Venture One Acquisitions, LLC, as petitioner, and 92131 LLC, as owner, relating to an approximately 261± acre parcel of real estate commonly known as the Stade Farm, 41W368 Freeman Road (the "Property"), the application is seeking approval of zoning relief which includes the following: (i) amendments to the Huntley I-90/IL 47 Gateway Plan to identify the Property as appropriate for light industrial development; (ii) text amendments to the Huntley Zoning Ordinance, including amendments relating to creation of a new ORI-1 zoning district and standards for land use and planned unit developments within the ORI-1 district; (iii) amendments to the Huntley Zoning Map to zone the Property in the ORI-1 zoning district; and (iv) the granting of special use permits, planned development approvals, variations, and/or other zoning relief necessary to allow construction of a new warehouse/distribution facility in the first development phase and development of other complementary light industrial and business park uses, facilities, and improvements in future development phases on the Property. Petitioner is also seeking approval of a preliminary and final plat of subdivision for the Property pursuant to the Huntley Subdivision Regulations.

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Chairman Kibort announced Director Nordman would be giving a PowerPoint presentation to review the petition.

Director Nordman presented a slide with an aerial view of the ±261 acre project site. Directed Nordman stated the petitioner, Venture One Acquisitions, LLC, is seeking approval of zoning relief relating to the proposed development, which includes the following:

(i) Amendments to the Huntley I-90/IL 47 Gateway Plan to identify the Property as appropriate for light industrial and warehouse/distribution development;

(ii) Text amendments to the Huntley Zoning Ordinance, including amendments relating to creation of a new ORI-1 zoning district and standards for land use and planned unit developments within the ORI-1 district;

(iii) Amendments to the Huntley Zoning Map to zone the Property in the ORI-1 zoning district;

(iv) The granting of special use permits, planned development approvals, variations, and/or other zoning relief necessary to allow the Proposed Development on the Property; and

(v) Preliminary and final plat of subdivision for the Property pursuant to the Huntley Subdivision Regulations.

Director Nordman continued with a summary of the project. Venture One Acquisitions (Venture One) has approached the Village to annex and develop property commonly known as the Stade Farm, 41W368 Freeman Road. The property is currently located in unincorporated Kane County and is approximately 261 acres with ±2,700 feet of frontage on Freeman Road. Venture One is a real estate private equity fund manager, developer and operating company specializing in the industrial property sector. Venture One is proposing to annex the entire 261-acre property and immediately develop the southern 152 acres with a building of approximately 629,186 square feet for a distribution center with an office component (approximately 44,186 square feet) and up to 1,000 jobs, for an investment of approximately \$100 million. The end user would operate as a Receive Center, which accepts bulk inventory and allocates it to fulfillment centers throughout the region. They want to be fully operational in the building by the second quarter of 2022.

Director Nordman reviewed the entitlement process. The entitlement process requires the annexation of the property and zoning it for light industrial warehouse/distribution, and other complementary commercial uses and development. The developer is requesting that special use permits are granted up front through the annexation and zoning process to allow certain office, research, light industrial, manufacturing, and public utility and service uses. With exception to Lot 1, a specific user would not be identified for the remaining property as part of the entitlement process.

Director Nordman stated the developer is also requesting that a set of development standards for future phases be established and memorialized through the Planned Unit Development approval process. The development standards would establish design criteria for building design and architecture, landscaping, screening, lighting, signage, and other aspects of the future development. Director Nordman stated, with these criteria in place, the developer would be able to submit a building permit and site plan that would be reviewed by staff for compliance with the approved uses, ORI-1 District regulations, and

development standards; there would be no further public hearing, zoning approvals, or site plan review by the Plan Commission and Village Board. Director Nordman stated, if the building and site plan meet the approved criteria/standards, as determined by staff review, a permit would be issued after going through the building permit review process.

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Amendments to the Huntley I-90/IL 47 Gateway Plan

Director Nordman reviewed the proposed amendments to the I-90/IL 47 Gateway Plan. He stated, while the Gateway Subarea Plan of the Comprehensive Plan identifies similar uses, the plan is proposed to be amended to better reflect the proposed uses for the property. The amendment to the I-90/IL 47 Gateway Plan would identify the property for Light Industrial. It is currently shown as Business Park and Flex Space. The current designation states that appropriate land use activities within these areas include light manufacturing and production of specific types of goods, office-industrial flex spaces, especially those involving innovative technologies and health-care related offices and suppliers, home and corporate offices, including larger campuses, general offices and call centers, and research and development laboratories and testing facilities.

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Director Nordman stated the petitioners are requesting to amend the I-90/IL 47 Gateway Subarea Plan to designate the subject site as Light Industrial. As revised, appropriate land use activities within Light Industrial Areas include:

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- Light manufacturing and mass production of specific types of goods
- Warehousing, shipping and distribution facilities that provide for the storage, shipping, and coordination of materials and goods, including finished products from local manufacturing
- Corporate/general offices, including larger campuses

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Text amendments to the Huntley Zoning Ordinance

Director Nordman reviewed the proposed text amendment to the Zoning Ordinance. A new zoning district, Specialty Office/Research/Light Industrial-1 is proposed for the property.

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Director Nordman stated the ORI-1 District is intended to provide for the development of larger-scale light industrial, warehouse/distribution, light manufacturing, office, research, and other compatible uses in locations that are proximate to the I-90/IL47 interchange. Director Nordman stated the ORI Office/Research/Industrial-Light Manufacturing District allows a greater range of office, research, and light industrial uses are permitted on smaller sites and in conjunction with complementary commercial and retail uses. The ORI-1 District allows limited permitted and special uses as follows:

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Permitted Uses

(1) Offices

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- a) Administrative, business, professional, governmental and medical

(2) Research/Industrial-Light Manufacturing Uses

- a) Laboratories, offices and other facilities for research testing, data analysis and development

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- b) Light manufacturing

- (3) Accessory uses, buildings, and structures that are necessary and customarily incidental and subordinate to a permitted primary use.

Special Uses

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- (1) Office/Industrial-Light Manufacturing/Warehouse and Distribution Uses:
- a) Data processing and computer center, including service and maintenance
 - b) Direct selling establishments, where products are stored and distributed
 - c) Storage and distribution of bulk commodities
 - d) Wholesale, warehousing, and distribution of all kinds, including cross-dock facilities
 - e) Cartage, express and parcel delivery
 - f) Transit and transportation facilities
 - g) Food processing and handling
 - h) Industrial firms involved in the fabrication, processing, production, and/or manufacturing of materials, goods or products
 - i) Printing and publishing
 - j) Product research and development firms involved in servicing, packaging, cleaning, repair or storage of materials, goods or products
 - k) Food and/or beverage manufacturing, packaging and processing
 - l) Assembly firms
 - m) Medical laboratories
- (2) Public utility and service uses, including but not limited to:
- a) Towers and antennas for commercial radio-, television- and telephone-transmitting, receiving or relay stations; and
- (3) Planned Unit Developments (PUD) in accordance with the applicable provisions of the Zoning Ordinance, including Subsection 156.047(J).
- (4) Accessory uses, buildings, and structures that are necessary and customarily incidental and subordinate to an approved special use and that are operated in strict compliance with the applicable special use permit.

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Director Nordman stated the ORI-1 District is designed and intended to be mapped in the area generally lying east of IL Route 47 and north of Freeman Road/Jim Dhamer Drive and only on properties with direct vehicular access to Freeman Road. The minimum size for the district is 250 acres and the minimum lot size is 10 acres.

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Director Nordman reviewed the bulk standards for the proposed ORI-1 District, The proposed front, rear, and side yard building setbacks are the same as those found in the ORI district; however, the residential building setback has been greatly increased from that required in the ORI district.

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Director Nordman stated the ORI district requires a 100-foot building setback from residential and the ORI-1 district is proposed to require a 350-foot building setback. Similarly, the ORI-1 parking setback of 200 feet is proposed to be double that of the 100 feet required in the ORI zoning district.

Director Nordman reviewed building height and added restrictions. The maximum building height in the ORI-1 District is 45 feet; however, principal structures in excess of 45 feet, but not exceeding 100 feet, in height may be authorized within a planned unit development provided that the building is set back from the perimeter of the lot on which it is located by an additional two (2) feet horizontally for every one foot of building height over 45 feet. This would require a 100-foot-tall building to be setback a minimum of 460 feet from residential (all required setbacks would be increased by 110 feet). The following is a comparison of the required setbacks in the existing ORI zoning district and those proposed in the new ORI-1 district proposed for the subject site.

<i>Building Setbacks</i>	<u>ORI</u>	<u>Proposed ORI-1</u>
Front & Corner Side	35 ft.	35 ft.
Rear	15 ft.	15 ft.
Minimum Side Yard	15 ft.	15 ft.
From Residential	100 ft.	350 ft.

Director Nordman stated principal structures in excess of 45 feet, but not exceeding 100 feet, in height may be authorized within a planned unit development in the ORI-1 District provided that the building is set back from the perimeter of the lot on which it is located by an additional two feet horizontally for every one foot of building height over 45 feet.

<i>Parking Setbacks</i>	<u>ORI</u>	<u>Proposed ORI-1</u>
Front & Corner Side	25 ft.	35 ft.
Rear	10 ft.	10 ft.
Minimum Side	10 ft.	10 ft.
From Residential	100 ft.	200 ft.

Amendments to the Huntley Zoning Map

Director Nordman reviewed the Zoning Map amendment. Section 156.022 of the Village’s Zoning Ordinance states that any land annexed to the Village shall be classified in the RE-1 Residential Estate District except as may be provided for by an annexation agreement. The proposed annexation agreement provides for the immediate rezoning of the property upon annexation to ORI-1 Specialty Office/Research/Light Industrial.

Special Use Permits, Planned Development Approvals, and Variations

Director Nordman reviewed the process for Special Use Permits, Planned Unit Development approvals, and Variations. Director Nordman stated, because the ORI-1 District is intended to accommodate larger-scale developments that require thoughtful and imaginative planning, unified design, and effective buffering, all lands zoned in the ORI-1 District must be developed as a planned unit development (PUD). The proposed amendment would also allow the Village Board to waive or modify the general preliminary and/or final PUD application requirements; however, the Village Board cannot waive, modify, or alter the public notice, public hearing, or public meeting procedures required for the review of a PUD. To the extent that the Village Board may waive or modify requirements for the submission of site design and technical plans in connection with a final PUD approval, then the ordinance granting final PUD approval shall include detailed development standards for the PUD and procedures for subsequent administrative approval of final technical plans and development permits. Director Nordman stated, such administrative approvals shall be authorized only subject to strict

conformity with the Board-approved detailed development standards and procedures as set forth in the final PUD ordinance, and any deviation therefrom shall be deemed a major modification to the final PUD that requires Village Board approval.

5 Director Nordman stated the first phase of the Proposed Development would consist of constructing a ±629,186 square foot industrial building and distribution center (receive center); related office space; ancillary access, parking, and loading facilities; and other related on- and off-site improvements on the southern approximately 152-acre portion of the Property. The Applicant proposes to develop the Northern Parcel in one or more Future Phases in accordance with the proposed ORI-1 zoning district as
10 supplemented by the detailed development standards.

Lot 1 - Site Plan

Director Nordman reviewed slides with the proposed Lot 1 site plan. Director Nordman stated Venture One is proposing to immediately construct a ±629,186 square foot warehouse/distribution (Receive Center) building on the southernmost lot, fronting Freeman Road, for a specific user that has yet to be named. The site will also include 1,046 parking spaces for employees to the south of the building and 720 semi-trailer parking spaces to the east and west of the building. The semi-trailer parking would be located within a secured fenced area. The existing wetlands and proposed stormwater detention will be located on the east side of the site where they will create a buffer of approximately 760 feet from the unincorporated residential to the east.
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Director Nordman stated access to the site would be provided from the existing signalized intersection on Freeman Road, which will include a new roadway extending north onto the property. The new roadway, Venture Court, will provide access to the subject site and future development further to the north. A second signalized intersection is also proposed further to the east at Weber Drive and will serve as the primary access point for trucks entering the site. Trucks would leave the site utilizing the new roadway at the existing traffic signal on Freeman Road. Employee parking would be accessible using the new roadway and a right-in/right-out located midway between the signalized intersections.
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Lot 1 – Stormwater

Director Nordman reviewed stormwater management for Lot 1. The existing drainage pattern across the property flows from east to west to the southwest and northwest corners of the overall property. The neighboring unincorporated subdivision to the east drains into the subject property in multiple locations through the existing wetlands and low areas.
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Director Nordman stated the overall proposed stormwater management of the site includes eight detention basins that will collect and then direct the runoff from the site to the southwest to a pipe under Freeman Road and to the northwest to a storm sewer, which bypasses the Weber manufacturing plant on Oak Creek Parkway. The detention basins will be planted with native and wetland vegetation to provide additional water quality benefits. The plan proposes to protect the two larger wetland areas and maintain the vegetation, hydrology and habitat within these areas. These wetland areas will continue to provide a natural buffer to the residential subdivision and maintain the existing drainage onto the site. As part of the proposed project, a long-term plan will be developed to establish a schedule for the required maintenance of all components of the stormwater management.
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Director Nordman stated the stormwater management plan has been reviewed by the Village's in-house engineering staff as well as the Village's engineering consultant, Christopher B. Burke Engineering. The development of the site will be in compliance with the Kane County Stormwater Ordinance and Illinois Drainage Law.

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Lot 1 - Building Elevations

Director Nordman reviewed slides with the building elevations. The proposed building elevations primarily consist of precast concrete panels painted various shades of gray with blue accents on all elevations of the building. The south elevation, facing Freeman Road, includes the building's office space and main entrance for employees. The entrances will be accented with blue steel frame entry canopies and windows will run the length of the office space which extends the majority of the south elevation. The east, west and north building elevations will be lined with a total of 132 loading docks (52 on the east elevation, 32 on the north elevation, and 48 on the west elevation).

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Director Nordman stated building elevations were also provided for the various accessory structures found on the site.

Lot 1 - Landscaping

Director Nordman reviewed slides of the Lot 1 landscaping, and stated the proposed landscape has been designed to substantially conform to the village's landscape ordinance and the proposed Development Standards. The plan includes the required parking lot landscaping within the employee parking lot and foundation plantings across the south elevation of the building. Perimeter landscaping which includes shade trees, evergreen trees, and deciduous and evergreen shrubs are in accordance with requirements of the proposed Development Standards.

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Director Nordman stated landscaping intended to screen the truck court from the residential and Freeman Road primarily consists of a variety of evergreen trees along the edge of the truck court. An earthen berm is proposed along the frontage of Freeman Road which will include a combination of shade and evergreen trees in addition to shrubs.

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Director Nordman stated 222 shade trees, 178 evergreen trees, and 488 shrubs, and various ornamental grasses and perennials will be planted on Lot 1. The first phase of development will also include the installation of 189 shade trees along Venture Court.

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Traffic Study

Director Nordman reviewed the Traffic Study. Director Nordman stated access to the Property is proposed to be provided off of Freeman Road via three access points. One access point, a new public road named Venture Court, would align opposite Factory Shops Boulevard and would be a full access, signalized intersection. The second access point would align opposite the existing Weber Drive and would be for trucks entering Lot 1. The third would be a right-in/right-out located mid-way between the signalized intersections and would provide access to the employee parking lot on Lot 1.

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Director Nordman stated the petitioner's traffic study is based on the proposed Receive Center on Lot 1 and assumes two additional buildings totaling approximately 1.7 million square feet on the Northern Parcel, which would operate as storage and distribution facilities. Director Nordman stated the study also considers the future development of the former Outlet Center site as warehouse/industrial space and

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the remaining lots adjacent to the Weber Distribution Center (including a possible future expansion of the Weber Distribution Center).

5 Director Nordman stated the traffic study assumes 85% of passenger car traffic is expected to access the site via Route 47 and Freeman Road west of the site and no truck traffic will be allowed to utilize Freeman Road east of the subject site. Based on the above, the following Freeman Road improvements were recommended by the study and are proposed by the developer to accommodate site traffic:

10 At Freeman Road/New Road (Venture Court) & Factory Shops Boulevard

- 10 • Modify existing signal equipment to include the proposed north leg.
- 10 • Provide a dedicated left-turn lane on the eastbound approach with 305 feet of storage.
- 15 • Provide one inbound lane and three outbound lanes striped as a dedicated left-turn lane, a through lane, and a dedicated right-turn lane on the southbound approach. The right-turn lane would provide a minimum 275-foot storage bay and the left-turn lane would provide a 125-foot storage bay.
- 15 • Reconfigure the northbound approach to provide a single dedicated left-turn lane, a through lane, and a dedicated right-turn lane.

20 At Freeman Road & Weber Drive

- 20 • Provide a single inbound lane on the north leg.
- 20 • Stripe a dedicated eastbound left-turn lane with 240 feet of storage for inbound left-turning vehicles within the existing two-way left-turn lane on Freeman Road.
- 25 • Install a traffic signal.

At Freeman Road and Right-in/Right-out to Employee Parking Lot

- 25 • Provide one inbound lane and one outbound lane with movements restricted to right turns in and right turns out only.
- 30 • Post minor-leg stop control for outbound movements.

30 Director Nordman stated the study also recommends, “in addition to the physical improvements identified above, further signal timing adjustments may be required to optimize performance at the signalized intersections during peak seasonal operations at the Receive Center. During these periods, traffic management personnel should also be utilized to direct traffic internally within the site and at the intersection of Freeman Road and the New Roadway (Venture Court)”.

35 Director Nordman stated the proposed roadway improvements to be completed by the developer, which include the construction of a new road (Venture Court), geometric and signalization improvements to Freeman Road, and the mill and overlay of approximately 900 feet of Freeman Road is expected to exceed a cost of \$2,500,000. Additionally, the petitioner is required to pay a Kane County transportation impact fee, which is estimated to be approximately \$175,000.

45 Director Nordman stated the petitioner’s traffic consultant is in attendance tonight, to provide a further explanation of the traffic study and to answer any questions. The Village’s traffic consultant is also in attendance.

Lot 1 – Exterior Lighting

Director Nordman reviewed a slide of the proposed lighting. The proposed exterior lighting on Lot 1 would primarily consist of LED pole mounted fixtures to illuminate the employee parking lot and truck court. The fixtures would be mounted at 33 feet in height; however, the height is reduced to 15 feet along portions of the perimeter of each area. The proposed light levels conform to the minimum light levels required within parking lots and the photometric plan indicates 0.0 footcandles at perimeter lot lines, with exception to driveway entrances along Venture Court.

Lot 1 - Signage

Director Nordman reviewed a slide with the proposed Lot 1 signage. Director Nordman stated the proposed signage for Lot 1 includes four ground signs and two wall signs. Three of the proposed ground signs would be located along Venture Court at each driveway and the fourth would be located at the eastern most driveway on Freeman Road. The signage would include the tenants name/logo, building address, and directional signage. The signs would each measure nine (9) feet in height and twelve (12) feet in width with a sign face area of 88 square feet. The signs would be constructed of aluminum and the colors would match the gray and blue used on the building.

Director Nordman stated the two proposed wall signs would be located on the south elevation of the building, facing Freeman Road. The proposed signage would consist of the tenant's logo over the building main entrance (297 square feet) and near the southwest corner of the building (270 square feet). Both signs would be internally illuminated.

Approved Uses and Development Standards

Director Nordman reviewed the Approved Uses and Development Standards. Director Nordman stated the petitioner is requesting approval of the following ORI-1 District special uses for the property, such that these uses could be established in the future development phases without further public hearings, zoning relief, or site plan review by the Plan Commission and Village Board:

- (1) Office/Industrial-Light Manufacturing/Warehouse and Distribution Uses:
 - a) Data processing and computer center, including service and maintenance
 - b) Direct selling establishments, where products are stored and distributed
 - c) Storage and distribution of bulk commodities
 - d) Wholesale, warehousing, and distribution of all kinds, including cross-dock facilities
 - e) Cartage, express and parcel delivery
 - f) Transit and transportation facilities
 - g) Food processing and handling
 - h) Industrial firms involved in the fabrication, processing, production, and/or manufacturing of materials, goods or products
 - i) Printing and publishing
 - j) Product research and development firms involved in servicing, packaging, cleaning, repair or storage of materials, goods or products
 - k) Food and/or beverage manufacturing, packaging and processing
 - l) Assembly firms
 - m) Medical laboratories

- (2) Public utility and service uses, including but not limited to:

a) Towers and antennas for commercial radio-, television- and telephone-transmitting, receiving or relay stations; and

5 (3) Accessory uses, buildings, and structures that are necessary and customarily incidental and subordinate to an approved special use and that are operated in strict compliance with the applicable special use permit.

10 Director Nordman discussed the Development Standards. Director Nordman stated, as required by the proposed text amendment to the Zoning Ordinance, the PUD will establish Development Standards. Any development in future phases must be done in compliance with the ORI-1 District regulations, including bulk regulations (such as setbacks, building height, impervious coverage, etc.) and other general regulations, parking and loading, signage, and use limitations in addition to the Development Standards. The proposed standards provide criteria for building architecture and materials, site paving, signage, landscaping, exterior lighting, screening, outdoor storage, and fencing.

15 Director Nordman stated the proposed Development Standards have been provided to the Plan Commissioners as an exhibit with the staff report.

Requested Relief

20 Director Nordman reviewed the requested relief for the petition. The following relief is requested from the requirements of the Village's Zoning and Subdivision Ordinances as part of the Planned Unit Development:

- 25 1. Relief is requested from the sidewalk requirement, Subdivision Ordinance Section 155.025. The petitioner is not proposing to install sidewalk along the easternmost frontage of Freeman Road and along a majority of Venture Court. The petitioner is proposing to install sidewalk from the western limits of the site to the eastern truck access driveway, along Freeman Road. The applicant is also proposing to install sidewalk along Venture Court up to the first access driveway of Lot 1.
- 30 2. Relief is requested to exceed the maximum cul-de-sac length of 750 feet, Subdivision Ordinance Section 155.003. The proposed cul-de-sac has a length of roughly 3,380 feet.
- 35 3. Relief is requested from the requirements of the Tree Preservation Ordinance, Zoning Ordinance Section 156.150. The petitioner has proposed construction of an earthen berm and additional perimeter landscaping adjacent to the east lot line of the Lot 2 and installation of a sound wall on Lot 1 in lieu of complying with Section 156.150.
- 40 4. Relief is requested to allow barbed wire above fencing, Zoning Ordinance Section 156.079(H). The fence surrounding the truck court on Lot 1 is proposed to be topped with barbed wire.
5. Relief is requested to modify the proposed pavement standards for pavement on private property, Subdivision Ordinance Sections 155.179 and 155.180.
6. Relief is requested to allow more than one (1) ground sign on Lot 1. The petitioner is proposing to install four (4) ground signs.

PRELIMINARY AND FINAL PLAT OF SUBDIVISION

45 Director Nordman discussed the platting of the subdivision. Director Nordman stated the proposed Preliminary/Final Plat of Subdivision will subdivide the 261-acre site into four (4) lots and 6.51 acres for a public road. Two (2) lots will be utilized for stormwater management/wetlands and shall not

permit any buildings. All buildable lots exceed the minimum lot area and width for the new ORI-1 zoning district. The following is a summary of the proposed lots/outlots:

	PROPOSED USE	LOT AREA
Lot 1	Distribution Center	117.95 acres
Lot 2	Future Development	109.28 acres
Lot 3	Existing Wetlands	18.88 acres
Lot 4	Stormwater Management	9.17 acres
Roadway	Public Road (Venture Court)	6.51 acres
TOTAL		261.98 acres

5 **PLAN COMMISSION CONCEPTUAL REVIEW**

Director Nordman stated the Plan Commission conceptually reviewed and discussed the proposed plans on January 25 and February 16, 2021. These meetings also included public comment from nearby homeowners in the Prairie Oaks subdivision. Major discussion points focused on traffic, screening/buffering, stormwater, lighting, noise, and development of the north parcel. The petitioner provided a written response to homeowner concerns which was presented at the February 16 meeting. In response to additional concerns that were identified by both the Plan Commission and homeowners, the petitioner has revised the plans as follows:

1. The residential building setback was increased to 350 feet for the future phase of development on the northern parcel (this setback would increase by two feet for every one foot of building height over 45 feet). The residential building setback was previously proposed to be 200 feet.
2. The residential parking setback was increased to 200 feet. The residential parking setback was previously proposed to be 100 feet.
3. A variable height earthen berm, with a minimum elevation of 940, landscaped with minimum 8-foot tall evergreen trees, has been added along the Northern Parcel’s eastern property line extending to the northern boundary of the Property.

ACTION REQUESTED

Director Nordman stated, the petitioner requests a motion of the Plan Commission, to recommend approval of Petition No. 21-01.02, seeking zoning relief which includes (i) amendments to the Huntley I-90/IL 47 Gateway Plan to identify the Property as appropriate for light industrial and warehouse/distribution development; (ii) text amendments to the Huntley Zoning Ordinance, including amendments relating to creation of a new ORI-1 zoning district and standards for land use and planned unit developments within the ORI-1 district; (iii) amendments to the Huntley Zoning Map to zone the Property in the ORI-1 zoning district; and (iv) the granting of special use permits, planned development approvals, variations, and/or other zoning relief necessary to allow construction of a new warehouse/distribution facility in the first development phase and development of other complementary light industrial and business park uses, facilities, and improvements in future development phases on the Property; and (v) preliminary and final plat of subdivision for the Property pursuant to the Huntley Subdivision Regulations.

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

40 **Site Development**

1. The Village of Huntley will require adherence to Illinois drainage law and best management practices for storm water management. The Applicant and assignees and successors are responsible for not increasing the rate of storm water runoff over the runoff estimated from the Final Planned Unit Development and will be required, to the extent practicable, to minimize any increase in runoff volume through “retention” and design of multi stage outlet structures.
2. All public improvements and site development must occur in full compliance with all applicable Village Municipal Services (Engineering, Public Works, Planning and Building) site design standards, practices and permit requirements.
3. The petitioner will comply with all final engineering revisions to be approved by the Village Engineer and Development Services Department.
4. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
5. The existing overhead utility lines located at the southeast corner of the site running along Freeman Road shall be removed upon demolition of the existing structures located on the Property. The utility lines shall be buried if it is determined that they are still necessary following the demolition of the structures. This condition is not intended to require to the burial of overhead electric lines located on tubular steel poles along running Freeman Road at the southwest corner of the site and extending along the west lot line.

Architecture

6. Roof top mechanical equipment visible from any angle at ground level shall be screened to the full height of the equipment. Required rooftop screens shall be integrated into the architecture of the main building and may include screens mounted directly to the equipment.

Parking/Storage

7. Tractor trailer parking spaces shall be for the benefit of the tenants occupying the respective buildings. Said tractor trailer parking spaces shall not be leased to an off-premise business by the owner or tenant of the respective buildings.
8. No parking shall be allowed on Venture Court.
9. No loading or unloading activity is permitted to take place from Venture Court.
10. The outdoor storage of shipping/cargo containers shall be prohibited on all lots.

Traffic

11. Signage shall be installed prior to the first certificate of occupancy to prohibit truck traffic from traveling east on Freeman Road unless they are doing business with a facility on Weber Drive.
12. A barrier median shall be designed and constructed along Freeman Road between the Venture Court/Factory Shops Boulevard and Weber truck access (site Access 1) to reinforce traffic operations of the proposed right-in-right-out (site Access 2). One-way signage shall be placed within the Freeman Road median to indicate one-way westbound traffic for vehicles leaving the site from the right-in-right-out (site Access 2).

Landscaping

13. The reference to a galvanized chain link fence shall be removed from the Site Improvement Plans and replaced with chain link with black vinyl coating.
14. The portion of the chain link fence parallel to Freeman Road shall be replaced with a decorative aluminum fence.
15. The petitioner shall obtain final approval of the Landscape Plan from the Development Services Department.

General

16. No building permits are approved as part of this submittal.
17. No sign permits are approved as part of this submittal.

18. The Applicant, assignees, and successors and all of its mortgagees shall certify in writing its acknowledgement that the conditions set forth above are integral to the Village's approval of the planned unit development and their acceptance and agreement to abide by the conditions set forth above. The Applicant, assignees, and successors consent at their expense to authorize the Village to record said acknowledgment and conditions against the Subject Property.

Plat of Subdivision

19. The Plat of Dedication shall revise the name of the public right-of-way from Harrison Max Court to Venture Court.

20. The building setback lines shown on the Plat of Subdivision shall be revised to reflect the building setbacks required in the ORI-1 District.

21. In accordance with Section 155.221 of the Subdivision Ordinance, the Final Plat of Subdivision shall be recorded with Kane County within three (3) months of approval by the Village Board.

Director Nordman concluded his presentation and stated the petitioner would also be presenting a PowerPoint presentation.

Chairman Kibort stated this would be the appropriate time to begin the Public Hearing portion of the meeting. He requested a motion from the Plan Commission.

A MOTION was made to open the public hearing to consider Petition No. 21-01.02

MOVED: Vice Chair Dawn Ellison
SECONDED: Commissioner Terra DeBaltz
AYES: Commissioners Darci Chandler, Ron Hahn, Lori Nichols, Terra DeBaltz, Vice Chair Dawn Ellison, and Chairman Tom Kibort
NAYS: None
ABSTAIN: None
MOTION CARRIED 6:0:0

Chairman Kibort stated that as this is a public hearing, anyone wishing to testify must be sworn in and asked those wishing to please raise their right hand. He then swore in Director Nordman, Village Manager Johnson, Development Engineer Scott Hajek, Greg Sanders, Ryan Stoller, William Bohne, Mike Figolah, and Jim Murphy.

Ryan Stoller, Principal, Venture One Acquisitions, LLC, addressed the Plan Commission, Village Staff, and audience. Ryan Stoller thanked everyone in attendance and stated Venture One has listened to the concerns, and has worked with staff and consultants to bring this project forward. Venture One is excited to bring this valuable addition to the community of Huntley.

Mr. Stoller reviewed the additional improvements that have been added to the project over the past several weeks.

Mr. Stoller reviewed slides and discussed the concerns and how they would be addressed.

1. A 12-foot sound wall has been added on the east side of the property in front of the truck court.
2. Additional berming has been added along the southeastern corner of Phase 1.
3. The ComEd parcel is not part of the project; however, they are still willing to work with them if ComEd agrees.

4. Significant landscaping has been added in addition to the existing wetlands.
5. The distance from the east property line and the building is 1,500-feet.

5 Mr. Stoller spoke about the traffic study. Mr. Stoller stated the traffic study has been verified by the Village's traffic engineer as well.

Mr. Stoller introduced his civil engineer, William Bohne, Principal, at Jacob & Hefner, to discussed stormwater management.

10 Mr. Bohne stated he would be addressing three (3) comments in a letter from Prairie Oaks resident, Mike Figolah, dated 2-22-21. All three comments were related to stormwater and drainage.

15 ***Regarding Mr. Figolah's comment #13 a): "Sheet 3.6 and C6.6 have notes that drain tile from wetland will be daylighted into detention basin. As this tile is lower than adjacent wetland water surface, as this tile will now have a free unrestricted discharge into an open detention basin, won't this connection allow the wetland to drain to a lower water surface level?"***

20 Mr. Bohne discussed the drain tile system that runs from the south and west sides of Weber at Oak Creek Parkway. Mr. Bohne stated the connections will be made to tie-in the drain tile to the pond system, but it will not change direction. It is important to note, the tie-in will be at the same elevation as it leaves the Stade parcel today. The existing wetland will not be drained and the water surface level will not be lowered. All of this has been included in the stormwater management report which has been reviewed by Village staff and their engineering consultants.

25 ***Regarding Mr. Figolah's comment #13 e): "Sheet C6.3 why is reconnection of the drain tile near the northwest corner of the site proposed? With this drain tile being the lowest outlet, won't this overload the agricultural drain tile system instead of stormwater flowing into the regionally designed offsite storm sewer system?"***

30 Mr. Bohne stated because Venture One is tying in at the downstream location of the site from the detention basins, with flow control structures, there will be no agricultural overload of the drain tile system. There are models of this included in the stormwater report.

35 ***Regarding Mr. Figolah's comment #13 d): "Sheet C5.8 there appears to be a chance that wetland 1 overflow could short circuit and over flow into detention basin 6. Can the grading be modified slightly to add another contour to ensure overflow continues to the north into wetland 2 as historically occurs?"***

40 Mr. Bohne stated they do not believe an overflow would occur in this situation; however, they will run additional models and make changes to the grading if it is necessary.

Mr. Bohne concluded his presentation.

45 Mr. Stoller continued with his presentation and discussed the recent changes to the Phase 2 portion of the project, as follows:

1. Increasing the required building setback by 150% to 350-feet from the residential lot line; plus there is the additional 50-foot ComEd parcel (placing the minimum building location at 400-feet from Prairie Oaks).
2. Committed to building the Phase 2 berm 20-feet above the existing elevation at the Venture One property line, and adding 8-foot tall evergreens along the top of the berm. The berm will be landscaped densely at the south end of Phase 2 to screen existing homes, and the density will be thinner moving northward. Mr. Stoller reviewed renderings of the landscaped berm, and site line exhibits.
3. The berm will have a 3:1 slope. This will require relief from the Village. The Code is 4:1 slope.
4. Commitment to installing storm water culvert system, in a manner that would not restrict runoff.
5. Commitment to work with Village staff and ComEd to see if there is a way to engineer the ComEd parcel to accept additional runoff from Prairie Oaks (from the areas that are currently ponding), without impacting the elevation of the proposed berm.

Mr. Stoller stated he hopes the Commissioners, Prairie Oaks residents, and Village staff take these commitments as a sincere gesture from Venture One. This project will bring many positives to the community. There will be 1,000+ jobs, more than one million dollars in tax revenues, money added to the school district, all with zero incentive dollars being requested.

Mr. Stoller stated he was available to answer further questions.

Chairman Kibort stated he would begin with public comments next, and asked Mr. Figolah if he would like to go first.

Mike Figolah, 41W092 Derby Court, addressed the Plan Commission.

Mr. Figolah thanked the Commission, Village Staff, and the petitioner. Mr. Figolah stated he was here on behalf of the residents of the Prairie Oaks subdivision in unincorporated Huntley. Mr. Figolah referenced the letter he sent to Village staff earlier today, which spell out all of the remaining concerns, especially in Phase 2.

Mr. Figolah stated the project has come a long way and a lot has been accomplished, but there are still issues remaining.

Mr. Figolah reviewed some of the issues that have been resolved, or are now looked at in a positive way by Prairie Oaks residents.

1. Extra plantings along the east property line.
2. The addition of a 12-foot acoustical fence on the east side of the Phase 1 project.
3. The lighting will be focused on the business area, and will not be in the wetland areas. The lighting will be shielded, so as to not shine toward the residential area.
4. Prohibiting semi-truck traffic from heading eastbound on Freeman Road.
5. The addition of the berm in Phase 2.
6. Traffic assistance in general.
7. Communication has been wonderful.
8. The Village's website content, providing full information on the project.
9. The increased setbacks.

Mr. Figolah stated they feel everyone's hard work has not been wasted. A lot has been accomplished in a few short weeks.

5 Mr. Figolah inquired whether Phase 2 is related to the same company as Phase 1. Mr. Stoller answered, there are currently no plans for Phase 2, and there is no user at this time.

Mr. Figolah introduced Mr. Scott Marquardt of the Prairie Oaks subdivision.

10 Scott Marquardt, 41W115 Derby Court, addressed the Plan Commission. Mr. Marquardt thanked the Plan Commission, Village Staff and Venture One. The petitioner and Village staff have been very open and accommodating to the residents of Prairie Oaks. Mr. Marquardt stated they realize this project is a game-changer for the Village, and he hopes the changes that have been made thus far will improve the project and ultimately the community as a whole.

15 Mr. Marquardt discussed some grey areas that he thought should still be addressed.

1. Mr. Marquardt first noted he was planning to discuss a few uses in the new "ORI-1" Zoning classification; however, those uses are now removed, and he expressed thanks for that.
2. The allowable building height remains an issue. He asked the petitioner to consider the impact on the residents to the east.
- 20 3. Regarding noise; if there is going to be any refrigeration uses and refrigeration trucks located on the property, they ask the use and trucks be located on the west side of the building(s).
4. Acoustical Fence. This item was addressed. Thank you.
5. The phase 2 berm is an important component for Phase 2. Mr. Marquardt stated Mr. Jim Murphy will be speaking more on that. Mr. Marquardt stated it would also be a benefit to extend the
25 Phase 2 berm a little further south to shield more residents.

Mr. Marquardt completed his presentation and introduced Richard and Lynn Nowinski.

30 Mr. Richard Nowinski, 41W198 Charles Lane, addressed the Plan Commission. Mr. Nowinski stated this development does not belong here. It belongs further away from residential. Mr. Nowinski stated he understands that is not going to happen and the project will be built, but he wanted to make the statement of his feelings.

35 Mr. Nowinski stated he feels the biggest issues in Phase 2 are drainage and sound. He stated he wanted to be sure the developer is careful with engineering so as to not allow the project to back up and drain into their subdivision.

40 Mr. Nowinski stated the addition of the berm has alleviated much of our stress about Phase 2; however, it needs to be high enough to shield all vehicles and most of the buildings. Mr. Nowinski stated it should be 20-foot tall from the property line. Mr. Nowinski would also like a 12-foot sound wall on top of the berm.

45 Mr. Nowinski stated if Phase 2 is not approved with Phase 1, he feels the Commission should mandate the Phase 2 concessions be documented as a starting point.

Mr. Nowinski stated he would like the drainage and berm work done as part of the Phase 1 project.

Mr Nowinski completed his comments and introduced Mr. Jim Murphy.

Mr. Jim Murphy, 41W230 Charles Lane, addressed the Plan Commission.

5 Mr. Jim Murphy stated his residence is the closest home to the Phase 2 portion of the project. Mr. Murphy discussed the height of the land and used exhibits from Venture One, and Mr. Murphy's hand drawn annotations. Mr. Murphy approximated the view from his second story master bedroom would require a 35-foot berm.

10 Mr. Murphy stated he can hear trucks backing up from Weber on Oak Creek Parkway, which is approximately 2,100 feet away. Mr. Murphy has concerns with there being 125 dock doors. Mr. Murphy stated his street, Charles Lane, will be greatly impacted by the truck noise.

Mr. Murphy asked if a culvert could be used instead of creating a break in the berm.

15 Mr. Mike Figolah addressed the Commission. Mr. Figolah recapped, there has been a lot accomplished with commitments from Venture One. The residents of Prairie Oaks believe the Phase 2 portion still has the most concern. They fear they will be listening to the piercing sounds of trucks backing up all day and night. If we see trucks, we will hear trucks. The berm and the sound buffering is very important.

20 Mr. Figolah concluded and thanked the Plan Commission.

Mr. Harold Mierisch, 18W527 Carriage Way, addressed the Plan Commission. Mr. Mierisch stated many issues have been resolved, but he did have concerns with the Traffic Study. He believes the traffic counts will be higher, especially in consideration of the future buildout of the former outlet mall property and the Weber lots to the east. Mr. Mierisch stated he would like consideration of adding signage at Carriage Way, stating "do not block intersection".

25 Mr. Mierisch stated he has concerns about the uses that are being proposed for "ORI-1", and the fact that all the homes in his subdivision are on wells.

30 Mr. Mierisch inquired about an exhibit for a pump house and water storage building, and wondered how they may impact his subdivision. He is requesting more information. Mr. Mierisch also inquired about the bus stop shelters.

35 Mr. Mierisch concluded his public comments.

Chairman Kibort asked if there were any more public comments. There were none. Chairman Kibort asked if the petitioner had any comments. Mr. Stoller stated they did not at this time.

40 Chairman Kibort addressed the Commissioners, asking for their comments.

Commissioner Terra DeBaltz stated she would like to know about the bus shelter, and whether there was a planned option for bus service.

45 Mr. Stoller stated the bus shelter was a specific request from the end user. This would help them to get employees to the site. This would also be a way to reduce the traffic impact. Clarification was given as

to where the bus stop would be located, and Mr. Stoller stated it is to be located within the parking lot, not on Freeman Road.

5 Commissioner DeBaltz stated she felt the petitioner has gone above and beyond with improvements on this project, and to specifically meet many of the demands from the residents in the nearby subdivision. She stated she felt confident the Phase 2 portion could move forward with Phase 1.

10 Commissioner DeBaltz inquired about the height of the berm and the petitioner's thoughts on the final height. Mr. Stoller stated the berm would be much more advantageous than a sound wall. He also stated he would look at what could be done with the elevation of the berm, noting the berm would be 200-foot wide and 20-foot tall. Mr. Stoller stated the berm would be built with the Phase 2 project.

15 Commissioner Lori Nichols agreed with Commissioner DeBaltz, stating Venture One has done a tremendous job making changes based on feedback from the neighbors. She added she is confident that staff will continue the communication with Venture One with respect to the design guidelines for Phase 2.

20 Commissioner Nichols inquired about the pumping stations, and if that was for fire suppression. Mr. Stoller confirmed it was.

Commissioner Nichols inquired about refrigerated trucks. Mr. Stoller stated there are currently no plans for refrigerated trucks.

25 Commissioner Darci Chandler stated she agreed; Venture One has been very accommodating to the neighbors thus far. Commissioner Darci Chandler stated she remained slightly hesitant about Phase 2; however, she felt confident that Village staff would enforce the Phase 2 guidelines and thereby protect the nearby residents.

30 Commissioner Ron Hahn stated Venture One and the Village staff have done a lot to improve the project in the resident's favor.

35 Commissioner Hahn inquired about the permitted uses in the "ORI-1" district. He had some concerns if there could ever be a garbage transfer station. He also inquired whether fuel islands were included. Director Nordman stated trash transfer stations would not be an approved use.

40 Commissioner Hahn inquired about the use of barbed wire, the location of trash enclosures, the potential for use of refrigerated trucks, and whether electronic charging stations would be available for autos or delivery vehicles. Director Nordman reviewed the regulations on outside storage and required screening, and trash enclosures. Mr. Stoller commented on the barbed wire stating it was typical 3-strand barbed wire on the top of the fence only, for security purposes. Mr. Stoller stated there would be charging stations in the automobile area, and for trucks utilized to for jockey product from one spot to another. Mr. Stoller stated there are no plans for refrigerated trucks; however, the sound wall and berms would inhibit that type of noise from impacting the neighbors.

45 Commissioner Hahn inquired on how the trucks would be restricted from going east, and also asked what type of signage is planned. Commissioner Hahn agrees with residents on restricting traffic from blocking the access into and out of the Prairie Oaks subdivision. Commissioner Hahn stated he was

impressed with the amount of changes made by Venture One to lessen the impact on the nearby residents of Prairie Oaks.

5 Vice Chair Dawn Ellison thanked the residents for all of their input, and to Venture One for their concessions made to assist the residents. Commissioner Ellison stated she did still have issues with Phase 2, and wanted to see more of the specifics before approving it. Mr. Stoller stated they are working with Village staff on the design of the berm and that will be included in the design guidelines that would be approved with the proposed Phase 1 and Phase 2 portions.

10 Mr. Stoller reviewed the benefits of the 200-foot wide and 20-foot tall berm with the 8-foot evergreens planted on top, and it being a better buffer than a sound wall.

Vice Chair Ellison stated, she was very happy with the Phase 1 portion and had no issues with it.

15 Vice Chair Ellison inquired if there would be a gas station on the site. Mr. Stoller stated there were no plans for gas at this time.

Vice Chair Ellison stated it was a pleasure to see Venture One come back with the changes for the residents, but was still unsure about approving Phase 2.

20 Mr. Stoller stated his firm is committed to including all of the stated changes into the Design Guidelines for Phase 2.

25 Director Nordman stated the Design Guidelines will be included in the official documentation for the Planned Unit Development ordinance. Venture One will be held to these standards in Phase 1 and Phase 2, and Village staff will be reviewing and enforcing all of it.

30 Vice Chair Dawn Ellison stated, she did feel the project has come a long way, and she knows this project will add value to the Village of Huntley, but she still has some issues with approving the Phase 2.

Village Attorney Betsy Gates-Alford asked Chairman Kibort if he wanted her to address how the Berm and the Development Standards will be incorporated into the Ordinance. Chairman Kibort agreed it would be helpful.

35 Village Attorney Gates-Alford stated the ordinance will include language such as “the developer must comply”, and it would include a specific list of uses, standards, and the height of the berm, and the 8-foot tall evergreen trees to be located on top of the berm. Everything will be spelled out and adopted by Ordinance. If, as development moves forward, the petitioner does not meet the standards, or decides to ask for something that is not included in the standards, the petitioner would need to petition to return for another public hearing with the Plan Commission and get final approval from the Village Board.

45 Discussion ensued on the height of the berm for Phase 2. Mr. Stoller stated they would be willing to look at the elevations, on the project site, so that it lines up west of Mr. Murphy’s home.

Chairman Kibort inquired about the issue with the blocking of the intersection. Could signage be added to restrict that? Director Nordman stated that would be something that could be added.

Chairman Kibort complimented Venture One for adding the sound wall and the berm, stating that is substantial.

5 Chairman Kibort asked about trash enclosures. Mr. Stoller stated they have not chosen the site for dumpsters yet, but when they do, it will be fully enclosed and meet the Village requirements.

Chairman Kibort asked about underground storage tanks in the future, and stated he understands there is not anything planned for that at this time, but added that there are EPA standards that would need to be followed. Mr. Stoller agreed to follow all standards.

Chairman Kibort stated Venture One has been pleasurable to work with during this development review, and the residents have been amazing. They have done their homework better than any other group he has seen. He is hopeful all of the changes will improve the development.

15 Chairman Kibort had nothing further to add, and he asked if the petitioner had anything further. Mr. Stoller did not have any further comment.

Chairman Kibort asked for motion to close the public hearing.

20 **A MOTION was made to close the public hearing to consider Petition No. 21-01.02.**

MOVED:	Commissioner Lori Nichols
SECONDED:	Vice Chair Dawn Ellison
25 AYES:	Commissioners Darci Chandler, Ron Hahn, Lori Nichols, Terra DeBaltz, Vice Chair Dawn Ellison, and Chairman Tom Kibort
NAYS:	None
ABSTAIN:	None
30 MOTION CARRIED	6:0:0

Chairman Kibort requested a motion to approve the petition.

35 **A MOTION was made to approve Petition No. 21-01.02, Venture One Acquisitions, LLC, as petitioner, and 92131 LLC, as owner, relating to an approximately 261± acre parcel of real estate commonly known as the Stade Farm, 41W368 Freeman Road (the “Property”), the application is seeking approval of zoning relief which includes the following: (i) amendments to the Huntley I-90/IL 47 Gateway Plan to identify the Property as appropriate for light industrial development; (ii) text amendments to the Huntley Zoning Ordinance, including amendments relating to creation of a new ORI-1 zoning district and standards for land use and planned unit developments within the ORI-1 district; (iii) amendments to the Huntley Zoning Map to zone the Property in the ORI-1 zoning district; and (iv) the granting of special use permits, planned development approvals, variations, and/or other zoning relief necessary to allow construction of a new warehouse/distribution facility in the first development phase and development of other complementary light industrial and business park uses, facilities, and improvements in future development phases on the Property; and the Petitioner is also seeking approval of a preliminary and final plat of subdivision for the Property, pursuant to the Huntley Subdivision Regulations, and pursuant to the requirements of Section 156.204 of the Huntley Zoning Ordinance, including**

specifically Section 156.204 et. seq., subject to the following conditions:

Site Development

- 5 1. The Village of Huntley will require adherence to Illinois drainage law and best management practices for storm water management. The Applicant and assignees and successors are responsible for not increasing the rate of storm water runoff over the runoff estimated from the Final Planned Unit Development and will be required, to the extent practicable, to minimize any increase in runoff volume through “retention” and design of multi stage outlet structures.
- 10 2. All public improvements and site development must occur in full compliance with all applicable Village Municipal Services (Engineering, Public Works, Planning and Building) site design standards, practices and permit requirements.
- 15 3. The petitioner will comply with all final engineering revisions to be approved by the Village Engineer and Development Services Department.
- 20 4. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
5. The existing overhead utility lines located at the southeast corner of the site running along Freeman Road shall be removed upon demolition of the existing structures located on the Property. The utility lines shall be buried if it is determined that they are still necessary following the demolition of the structures. This condition is not intended to require to the burial of overhead electric lines located on tubular steel poles along running Freeman Road at the southwest corner of the site and extending along the west lot line.

Architecture

- 25 6. Roof top mechanical equipment visible from any angle at ground level shall be screened to the full height of the equipment. Required rooftop screens shall be integrated into the architecture of the main building and may include screens mounted directly to the equipment.

Parking/Storage

- 30 7. Tractor trailer parking spaces shall be for the benefit of the tenants occupying the respective buildings. Said tractor trailer parking spaces shall not be leased to an off-premise business by the owner or tenant of the respective buildings.
8. No parking shall be allowed on Venture Court.
9. No loading or unloading activity is permitted to take place from Venture Court.
- 35 10. The outdoor storage of shipping/cargo containers shall be prohibited on all lots.

Traffic

- 40 11. Signage shall be installed prior to the first certificate of occupancy to prohibit truck traffic from traveling east on Freeman Road unless they are doing business with a facility on Weber Drive.
12. A barrier median shall be designed and constructed along Freeman Road between the Venture Court/Factory Shops Boulevard and Weber truck access (site Access 1) to reinforce traffic operations of the proposed right-in-right-out (site Access 2). One-way signage shall be placed within the Freeman Road median to indicate one-way westbound traffic for vehicles leaving the site from the right-in-right-out (site Access 2).

Landscaping

- 45 13. The reference to a galvanized chain link fence shall be removed from the Site Improvement Plans and replaced with chain link with black vinyl coating.

- 14. The portion of the chain link fence parallel to Freeman Road shall be replaced with a decorative aluminum fence.
- 15. The petitioner shall obtain final approval of the Landscape Plan from the Development Services Department.

5 General

- 16. No building permits are approved as part of this submittal.
- 17. No sign permits are approved as part of this submittal.
- 18. The Applicant, assignees, and successors and all of its mortgagees shall certify in writing its acknowledgement that the conditions set forth above are integral to the Village’s approval of the planned unit development and their acceptance and agreement to abide by the conditions set forth above. The Applicant, assignees, and successors consent at their expense to authorize the Village to record said acknowledgment and conditions against the Subject Property.

15 Plat of Subdivision

- 19. The Plat of Dedication shall revise the name of the public right-of-way from Harrison Max Court to Venture Court.
- 20. The building setback lines shown on the Plat of Subdivision shall be revised to reflect the building setbacks required in the ORI-1 District.
- 21. In accordance with Section 155.221 of the Subdivision Ordinance, the Final Plat of Subdivision shall be recorded with Kane County within three (3) months of approval by the Village Board.

The following condition was added by the Plan Commission:

- 22. Signage shall be installed on Freeman Road, east of Carriage Way, stating “do not block intersection”

MOVED: Commissioner Terra DeBaltz
30 SECONDED: Commissioner Lori Nichols
AYES: Commissioners Darci Chandler, Ron Hahn, Lori Nichols, Terra DeBaltz, and Chairman Tom Kibort
NAYS: Vice Chair Dawn Ellison
ABSTAIN: None
35 MOTION CARRIED 5:1:0

7. Discussion

40 Chairman Kibort thanked everyone for their participation, and asked for an update on when this petition will go to the Village Board. Village Manager Johnson stated the next meeting will be Thursday, February 25, 2021. The discussion will be to update the Village Board on the public hearing. There will be no vote on that date. The official annexation hearing and the Village Board’s consideration of tonight’s petition will be heard on March 11, 2021 at 7:00 PM.

45 Director Nordman stated the next Plan Commission meeting is scheduled for March 8th; however, at this time there are no petitions scheduled.

8. **Adjournment**

At 8:55 pm, a MOTION was made to adjourn the February 22, 2021 Plan Commission meeting.

5

MOVED:	Vice Chair Ellison
SECONDED:	Commissioner Darci Chandler
AYES:	Commissioners Darci Chandler, Ron Hahn, Lori Nichols, Terra DeBaltz, Vice Chair Dawn Ellison, and Chairman Tom Kibort
NAYS:	None
ABSTAIN:	None
MOTION CARRIED	6:0:0

10

Respectfully submitted,
15 *Margo Griffin*
Development Manager
Village of Huntley