

VILLAGE OF HUNTLEY
PLAN COMMISSION MEETING
Monday, April 12, 2021
MINUTES

5

CALL TO ORDER

Chairman Tom Kibort called to order the Village of Huntley Plan Commission meeting for April 12, 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

15

PLAN

COMMISSIONERS: Commissioners Darci Chandler, Robert Chandler, Vice Chair Dawn Ellison, and Chairman Tom Kibort.

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COMMISSIONERS

ABSENT: Commissioners Lori Nichols, Ron Hahn, and Terra DeBaltz

ALSO PRESENT: Director of Development Services Charles Nordman and Development Manager Margo Griffin

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4. **Public Comments** None.

5 **Petitions:**

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Petition No. 21-04.02, DR Horton, Inc. Midwest, petitioner, and S&E Investments, LLC-Series 7, owner, Cider Grove Unit 2 and Lots 1, 2, 3,4 and 6 of Unit 1, Conceptual Review of a Proposed Amendment for the Cider Grove Subdivision to allow a revised site plan and home product for the remaining phases of the subdivision.

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

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Director Nordman noted this is a conceptual review and there will be no vote this evening. The public hearing will be held on April 26, 2021. Director Nordman reviewed an aerial photo and several additional exhibits, and discussed the history of the Cider Grove development. The Cider Grove subdivision was annexed by the Village in 2005 and is subject to an Annexation Agreement (Ordinance (O)2005-01.09) which provides development parameters for the 162-acre property. The Annexation Agreement approved a total 290 units/lots of which 147 were constructed by Town and Country Homes/K. Hovnanian Homes in Phase I of the development, leaving 138 units/lots to be developed in later phases (five vacant lots also remain in Unit 1). The minimum lot size was 12,600 square feet and homes sizes originally approved in Phase I ranged from 2,396 – 4,321 square feet.

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Director Nordman stated DR Horton is proposing to develop the remaining phases of the Cider Grove subdivision (they will also construct homes on the 5 remaining vacant lots in Unit 1). The remaining ±79.5 acres was approved for 138 lots/units and DR Horton is proposing to amend the Annexation Agreement to construct 180 homes. They are also requesting to reduce the minimum lot size from 12,600 square feet to 8,450 square feet; however, a minimum lot size of 12,600 square feet would be maintained for the 35 lots adjacent to the existing portion of the Cider Grove subdivision to create a transition between lot sizes. DR Horton intends to transition from 12,600 square foot lots at the southwest corner of the property to 8,450 square foot lots as they move north to where the site abuts the Heritage subdivision which has a minimum lot size of 8,400 square feet. The modification to the plan also proposes a park site of 5.7 acres (a 2.53-acre detention pond will be adjacent to the park site, but is not counted towards the required park donation). DR Horton has begun initial discussions with the Huntley Park District regarding the dedication of the proposed park site and designing/constructing improvements within the park.

Director Nordman reviewed a slide outlining the various size homes for Phase 2. Home sizes for the single-family product range from 1,942 to 3,020 square feet (the 1,942 square foot plan is a single-story ranch model that has a 3-car garage standard).

Plan Name	Sq. Ft.	Description
Fairfield	1,970	Single Story; 4 bedrooms; 2 bath
Bellamy	2,051	Two-story; 4 bedrooms; 2½ bath
Pendleton	2,155	Two-story; 3 bedrooms; Loft; 2½ bath
Holcombe	2,356	Two-story; 4 bedrooms; 2½ bath
Bridgestone	2,550	Two-story; 4 bedrooms; Loft; 2½ bath
Henley	2,600	Two-story; 4 bedrooms; Loft; 2½ bath
Coventry	2,836	Two-story; 4 bedrooms; Loft; 2½ bath
X450	3,020	Two-story; 4 bedrooms; Loft; 2½ bath

Director Nordman stated the concept plan proposed by DR Horton will require an amendment to the Annexation Agreement that was originally approved in 2005. In amending the Annexation Agreement DR Horton will be requesting to increase the number of lots/units from 138 to 180 (an increase of 42 lots/units), reduce the lot size from 12,600 square feet to 8,450 square feet for the northern lots (the 35 lots adjacent to the existing portion of Cider Grove will remain 12,600 sq. ft.). Director Nordman reviewed a slide with the following table which provides a summary of the key points of the Annexation Agreement and the modifications that have been made to the proposed plan over the past several months based on feedback from the Village Board and surrounding residents:

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	Annexation Agreement	July 23rd Village Board Concept Review	November 12th Village Board Concept Review	Current Plan
Number of Lots*	138 Lots	197 Lots	185 Lots	180 Lots
Minimum Lot Area	12,600 sq. ft.	10,800 sq. ft. and 8,450 sq. ft.	10,800 sq. ft. and 8,450 sq. ft.	12,600 sq. ft. and 8,450 sq. ft.
Home Sizes	Traditional Single Family: 2,396 - 4,321 sq. ft.	Traditional Single Family: 1,942 to 2,600 sq. ft. Age-Targeted: 1,664 - 2,162 sq. ft.	Traditional Single Family: 1,942 – 2,836 sq. ft. Age-targeted homes are no longer proposed	Traditional Single Family: 1,970 – 3,020 sq. ft.
Park Size	8.28 acres and cash donation	2 acres and cash donation	8.2 acres and cash donation	5.72 acres and Constructing park / cash donation

**Lots approved/proposed in Phase 2. An additional five vacant lots are located within Phase 1 on Hopkins Street*

5 Director Nordman concluded his presentation by reviewing the process for concept plans. Director Nordman stated the petitioner has requested the Plan Commission to conceptually review the proposed development of the subject site. The Plan Commission is not required to provide a formal position statement on the proposal, and the petitioner shall not be required to comply with any position statements which are offered. The concept review shall provide the petitioner with initial comments and concerns that should be considered as they proceed in the formal review process. The Plan Commission and its individual members are not bound by any comments made during the discussion and the petitioner acknowledges that it cannot claim in the future any reliance whatsoever on those comments.

15 Director Nordman introduced Danielle Dash from DR Horton who gave a brief slide show presentation and discussed the review process thus far.

20 Ms. Dash thanked the Commission for hearing the Concept Review. She reviewed the history of DR Horton. They are a large national builder and have been working in the Chicago area for 50 years. They have built in several Huntley locations, including Southwind, Covington Lakes, and Lion’s Chase subdivisions.

25 Ms. Dash reviewed the neighborhood meeting that was held at the Cider Grove clubhouse on April 7, 2021. The event was set up as an open house. It was well attended, with 30 signatures on the sign in sheet. The residents were offered the opportunity to comment at the meeting. The residents were supplied with forms with the following spaces for comments: 1) General comments; 2) Should the future homeowners in Cider Grove Phase 2 have access to the clubhouse facility and participate in the maintenance costs?; and 3) What amenities would you like to see on the park site? She stated she had the comment cards with her and they would be available for the Commission to review.

30 Ms. Dash also reviewed the various dates that DR Horton has shown the plans to the Village Board.

Ms. Dash reviewed the Park District land, and how they have agreed to construct the park first and will eventually be turning it over to the Park District.

Ms. Dash also reviewed the size of the lots and design of homes, and how the plans have been changed based on the comments of the Village Board and the residents.

5 Ms. Dash discussed the Homeowners Association and the desire of the residents in Phase 1 to gain control of their Home Owners Association Board. She stated that DR Horton is willing to pay for the obligation to allow the conveyance of Phase 1 to the property owners in Phase 1 when DR Horton takes over. By doing this, the Phase 1 residents would gain control much earlier, as opposed to having to wait until the completion of Phase 2 construction.

10 Ms. Dash discussed shared expenses for Phase 1 and Phase 2, such as the entrance, landscaping and stormwater management areas. Phase 1 and 2 residents would have access to the clubhouse and would participate in the costs of maintenance.

Ms. Dash completed her slide show presentation and stated she was available for comments.

15 Chairman Kibort asked for any residents who would like to speak to step forward and state their name and address.

20 Mike Jackson of Beacon Avenue stated he was not opposed to the project, but noted that when he moved here it was because the area was planned for larger homes with larger lots. The original plans showed the road that went through the subdivision connecting to Algonquin Road. He noted he did not see this in the new plans. He also stated there are approximately 300 children who live in the subdivision and he is worried about the impact of construction traffic in such close proximity to the children on a daily basis. He added the heavy construction traffic could also impact the roads.

25 Mr. Jackson asked a question about who would incur the cost to split up the Homeowners Association.

Chairman Kibort asked if there were any additional public comments.

30 Alissa Rizzo of Central Park Avenue stated there were a lot of concerns from the time when this project first was announced. She added she would like to give credit to DR Horton and the Village for how far the project has changed and improved over time. She does still have concerns on the construction traffic. She stated she would like the attempt to be made to get construction traffic access from the farm field road off of Huntley Dundee Road.

35 Ms. Rizzo stated she wanted the cost sharing for the clubhouse, paths, and ponds to be equitable. She stated the existing Board and management company have done a poor job of taking care of this area.

40 Ms. Rizzo stated some neighbors were concerned about the size of homes on the larger 12,600 square foot lots. She hoped they could be given a minimum home size.

Mike Jackson stated he would like the 5 lots that remain in phase 1 to meet the original requirements.

45 Mr. Jackson stated if the two Homeowners Boards would be working together and sharing costs, he is wondering how it would work, because it would be the Phase 1 Homeowners Association and the Phase 2 property owner (DR Horton) until it was sold out. He just wants it to be fair.

5 Ken Fanella of Jonamec Avenue stated he agreed with most of the points voiced out so far. He believes the construction traffic is his biggest concern due to safety issues. Mr. Fanella spoke about the size of the homes and said he wanted the homes on Leland to have a larger 2600 SF home footprint. He also added the HOA has been a nightmare so far and he looked forward to the homeowners in Phase 1 to get control.

Chairman Kibort asked Danielle Dash to offer any additional comments.

10 Ms. Dash began with the construction access. She stated the preferred route of the residents (Huntley Dundee farm access road) is on land that DR Horton does not control. That said, she stated they are trying to work out an access plan with the existing landowner.

Chairman Kibort stated there might be another access option from Main Street to the North.

15 Director Nordman stated the Village Board made it clear they wanted construction access from Huntley Dundee rather than Main Street.

20 Ms. Dash stated they are actively pursuing the Huntley Dundee farm access road. She stated the 5 lots in Phase 1 would need to use the main Cider Grove entrance.

Ms. Dash stated the two associations would be required if the Phase 1 homeowners wanted ownership control right away. Utilizing two or more associations is quite normal. Director Nordman commented that situation is happening right now in Talamore subdivision. They have several HOAs.

25 Chairman Kibort asked if the Commissioners had any comments.

Vice Chair Ellison stated she feels DR Horton would want to build the best house possible for each lot. Discussion ensued on lot sizes and home sizes and enhanced rear elevations.

30 Vice Chair Ellison stated the safety of the community is a priority. The second access road for construction traffic would be great. She would also like to see the comments from the neighborhood meeting. She likes the product and it looks good. Vice Chair Ellison stated she is happy to see the residents coming out tonight.

35 Commissioner Darci Chandler agreed, stating she would like to protect kids and residents from construction traffic, and would like to see the written comments from the neighbors.

40 Commissioner Robert Chandler echoed the previous comments on safety. He added he feels DR Horton is a commendable builder and will be safe. Commissioner Robert Chandler said he was happy to see the development happening. He is also happy to see DR Horton is working with residents to find a middle ground.

45 Ms. Alissa Rizzo stated that buses access the Dundee Road entrance during the school year. Discussion ensued on safety and traffic. Vice Chair Ellison mentioned the school district works closely with the community.

Vice Chair Ellison asked when they hope to begin construction. Ms. Dash responded they anticipate end

of summer.

5 Chairman Kibort asked a question about the porches, and whether they will extend to the edge of the house. Ms. Dash responded yes, and the black and white drawings show this. Director Nordman stated the next submittal will include the full set of drawings.

Ms. Alissa Rizzo asked if the Monotony Code was still in place. Director Nordman stated yes, they would need to meet the Monotony Code ordinance.

10 Chairman Kibort stated he understands concerns with lot size, but today is a different day. We have seen a lot of builders that closed down back in 2008, including the company that built Cider Grove Phase 1. He is happy to see DR Horton stepping in for Cider Grove Phase 2.

15 Mike Jackson asked about the roads and who is responsible for damage. Chairman Kibort stated the roads are typically photographed before and after to show the impact of the construction on the roads. Mr. Jackson stated he was interested in making sure that practice is followed with Cider Grove Phase 2.

20 Chariman Kibort asked for the engineers to evaluate the detention ponds/storm basins to be sure they are taken care of. They may need to be cleaned up and reseeded. Further discussion ensued on geotechnical reports on the soils.

Chairman Kibort agreed the construction traffic is the most important aspect for the Commission. Everyone is hopeful that the alternate access road can be utilized.

25 Chairman Kibort stated he was finished and asked if there were any other comments. There were none.

6. Discussion

30 Director Nordman stated the petitioner would be back on April 26, 2021 for the official public hearing in front of the Plan Commission. There was no further discussion

7. Adjournment

35 **At 7:52 pm, a MOTION was made to adjourn the April 12, 2021 Plan Commission meeting.**

MOVED:	Vice Chair Ellison
SECONDED:	Commissioner Darci Chandler
AYES:	Commissioners Darci Chandler, Robert Chandler, Vice Chair Dawn Ellison, and Chairman Tom Kibort
NAYS:	None
ABSTAIN:	None
MOTION CARRIED	4:0:0

45 Respectfully submitted,
Margo Griffin
Development Manager
Village of Huntley