

**VILLAGE OF HUNTLEY
PLAN COMMISSION MEETING
Monday, April 26, 2021
MINUTES**

5

CALL TO ORDER

Chairman Tom Kibort called to order the Village of Huntley Plan Commission meeting for April 26, 2021 at 6:30 p.m. The meeting was held in the Municipal Complex Village Board Room at 10987 Main Street, Huntley, Illinois 60142.

10

PLEDGE OF

ALLEGIANCE Chairman Kibort led the Pledge of Allegiance.

ROLL CALL

15

PLAN

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

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COMMISSIONERS

ABSENT: None

ALSO PRESENT: Director of Development Services Charles Nordman, Development Manager Margo Griffin, and Deputy Village Manager Lisa Armour

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4. **Public Comment**

5. **Approval of Minutes**

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A. Approval of the April 12, 2021 Plan Commission Meeting Minutes

No additions or corrections were noted.

A MOTION was made to approve the April 12, 2021 Plan Commission Meeting Minutes.

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MOVED: Vice Chair Dawn Ellison

SECONDED: Commissioner Darci Chandler

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

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NAYS: None

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

MOTION CARRIED 4:0:0

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6. **Public Hearing(s)**

A. Petition No. 21-04.03, D.R. 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, Request is for consideration of an amendment to the Preliminary Planned Unit Development and Preliminary Plat of Subdivision for the

Cider Grove Subdivision, Unit 2 and Lots 1,2,3,4 and 6 of Unit 1, pursuant to the requirements of Section 156.204 of the Huntley Zoning Ordinance.

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

10 Director Nordman began his presentation with a review of 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.

15 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.

20 Director Nordman stated the plan includes the dedication of the right-of-way for the future extension of Main Street, which is in accordance with the Village's Boundary Agreement with Algonquin.

25 Director Nordman discussed the park site. 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.

30 Director Nordman discussed the Home Owners Associations. DR Horton has agreed to create a separate Homeowners Association (HOA) for the remaining phases of the Cider Grove Subdivision. This will allow the existing Cider Grove HOA to be turned over to the residents. A Cross Easement and Cost Sharing Agreement would be executed so that the remaining phases would participate in the costs to maintain the clubhouse, subdivision entrance and existing stormwater facilities. The new homes would have use of the existing clubhouse facility. Director Nordman stated that Covenants, Conditions, and Restrictions (CCRs) will be submitted with the final plat of subdivision.

35 Director Nordman stated the proposed plan by DR Horton will require an amendment to the Annexation Agreement that was originally approved in 2005. The Village Board is required to conduct a public hearing to consider the proposed amendment to the Annexation Agreement. This will be done in conjunction with the Village Board considering the Plan Commission's recommendation for the amended Preliminary PUD and Preliminary Plat of Subdivision.

Director Nordman reviewed a slide with the changes that occurred with the plans over time and through the various meetings, as shown below.

	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

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Director Nordman reviewed a slide outlining the various size homes for Phase 2. Home sizes for the single-family product range from 1,970 to 3,020 square feet (the 1,970 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
15	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

20 Director Nordman reviewed the elevations for each home plan. Both color elevations and black and white elevations were reviewed.

25 Director Nordman discussed the landscape plan. The proposed preliminary landscape plan provides the required parkway trees in addition to landscaping on the outlots. Typical landscape packages are also provided for the single family lots. The preliminary plan provides a representative plant list which shall serve as the template for preparing the final landscape plan to be submitted with the final PUD and final plat of subdivision.

30 Director Nordman stated the proposed outlot landscaping consists of plantings around the stormwater detention areas as well as screening along the right-of-way for the future extension of Main Street. The outlot adjacent to the future extension of Main Street will also include a berm to further screen the roadway.

Director Nordman reviewed the model home sites and DR Horton’s proposed marketing signage.

5 Director Nordman stated the petitioner, DR Horton, Inc. Midwest, requests a motion of the Plan Commission, to recommend approval of an amendment to the Preliminary Planned Unit Development and Preliminary Plat of Subdivision for the Cider Grove Subdivision, Unit 2 and Lots 1,2,3,4 and 6 of Unit 1, pursuant to the requirements of Section 156.204 of the Huntley Zoning Ordinance.

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

1. Homes constructed on Lots 102-112 and Lots 115-118 of Unit 2 and Lots 1,2,3,4 and 6 of Unit 1 are required to include the following features as standard on the rear building elevations:
 - 15 a. 4/4x4” wood window surrounds and corner boards and 4/4x8” frieze boards
 - b. Window grills
 - c. Either shutters around the windows or a bay window at the first floor
2. The park design shall be submitted as part of the application for final planned unit development / final plat of subdivision.
- 20 3. 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.
- 25 4. The petitioner will comply with all final engineering revisions to be approved by the Village Engineer and Development Services Department.
- 30 5. 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.
6. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.

35 Director Nordman concluded his slide show, and stated Ms. Danielle Dash from DR Horton was in attendance and is prepared to give a brief presentation.

Chairman Kibort thanked Director Nordman and stated it was time to open the public hearing and requested a motion from the Commission.

40 **A MOTION was made to open the public hearing to consider Petition No. 21-04.03**

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

45

ABSTAIN: None
MOTION CARRIED 7:0:0

5 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 Bryce Artmann, Mike Jackson, Alissa Rizzo, Tom and Rita Bramley, Scott Pilkerton, Danielle Dash, Peter Bazos, and Director Nordman.

10 Chairman Kibort directed Ms. Dash of DR Horton to begin her PowerPoint presentation.

15 Ms. Dash thanked the Commission, staff, and residents for participating in the public hearing. 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.

20 Ms. Dash discussed the neighborhood meeting which was held at the Cider Grove clubhouse on April 7, 2021. The event was set up as an open house and 35-45 neighbors attended and were offered the opportunity to give suggestions and comments on the proposed development.

25 Ms. Dash reviewed aerial slides and site plan exhibits. Ms. Dash reviewed many of the topics discussed by Director Nordman. She reviewed the 180 traditional single-family homes; the 8.2 Acre Park/Detention; the larger lots adjacent to Phase 1; the partial basements being standard; floor plans ranging from 1,970 SF – 3,020 SF; and the restrictions of ranch home plans. Ms. Dash also discussed the Phase 1 HOA turnover when construction begins, and the HOA cost sharing agreement.

30 Ms. Dash discussed the alternate construction access road that many residents had requested. 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 in the process of trying to work out an access plan with the existing landowner. She stated those discussions will continue, and they hope they will be finalized by the time the petition reaches the Village Board in late May or June.

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

35 Chairman Kibort asked for any residents who were already sworn in and would like to speak to step forward and state their name and address.

40 Ms. Rita Bramley of Central Park Boulevard thanked DR Horton for doing a great job and listening to the residents. She raised a question about the model homes in Phase 1, and whether the utilities would go into the cost for the Phase 1 HOA.

Ms. Dash responded that DR Horton would cover the costs of the model homes until they were sold.

45 Ms. Bramley also inquired about the drainage of the retention pond, and whether it would drain into the existing basin.

Mr. Mike Jackson of Beacon Avenue had questions about the by-laws for phase 1, and whether it would require dues from DR Horton. Mr. Jackson also commented on the clubhouse sharing and how it would

be split. He asked about the cost of setting up the Phase 1 HOA and whether DR Horton would pay for this. His final comment was about the construction traffic. He suggested if they could not get the farm access road, he thought it might be a good idea to restrict construction hours to avoid the busy school traffic hours.

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Mr. Bryce Artmann of Leland Lane stated he was not in favor of the proposed development. He stated he did not like the size of the lots, the size of the homes, the size of the park, the architectural elevations, the ranch styles homes, or the sharing of the clubhouse. Mr. Artmann stated he does not believe the project maintains the integrity of the original Cider Grove plan. He stated he believes the value of his home will be reduced if the project is built. Mr. Artmann stated he was opposed to the use of Leland Lane for construction access, and was opposed to the models being built in the Phase 1 portion.

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Mr. Tom Bramley of Central Park Boulevard stated his main concern is the construction traffic. He is employed as a school bus driver and he has concerns of children playing during construction. He favors the farm access road. Additionally, he requested the Village look into opening the Main Street extension as soon as traffic warrants it.

15

Mr. Mike Jackson stated he would like the HOA to be split before the construction begins.

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Chairman Kibort asked if that was all from the residents, and then asked the Commissioners to begin with their comments and questions.

Commissioner DeBaltz stated at first glance, she did not see a lot of diversity with the elevations. She also has concerns about construction access, and is in favor of utilizing the farm road.

25

Vice Chair Ellison inquired about utility costs from DR Horton in the models located in Phase 1. Vice Chair Ellison favors the larger lot sizes, but she noted the transition to smaller lots throughout the Village. She sees this as typical transitioning. Vice Chair Ellison stated many HOAs have issues and she does not believe it is the Commission's task to try and fix the HOA problems. Vice Chair Ellison believes DR Horton is doing a good job in working with the residents. She stated she likes the DR Horton product (home designs).

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Commissioner Hahn stated he has seen many changes over the years, and the gradual fluctuations in home and lot sizes. He is typically not in favor of the smaller 8,450 SF lots, but that is his opinion.

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Commissioner Hahn inquired about the street widths and front setbacks. His concern was the ability to park enough cars on the driveways. Director Nordman explained that there is a 30-foot front setback on all lots, and confirmed the setbacks match the Phase 1 portion.

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Commissioner Hahn inquired how many homes would be 8,400 square feet. Director Nordman stated there would be 50 homes at 8,450 SF, and all of those homes would be in the north portion that aligns with the Heritage subdivision lots (which are also in the 8,400 SF range). Director Nordman also stated there are 73 homes over 10,000 SF, and the average lot size for Phase 2 is 10,530 SF.

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Commissioner Hahn offered an option of renaming the Phase 2 portion if the Phase 1 residents did not feel it matched enough.

Ms. Dash stated the larger lots do not guarantee a higher price point or home value. DR Horton estimates the new product will be selling at per square foot price points above the values of homes in Phase 1. These new homes are what is “selling” now. They are what the market wants.

5 Commissioner DeBaltz asked about the monotony code with respect to Phase 2. Director Nordman stated yes, they would be required to meet the monotony code.

Vice Chair Ellison commented about the park size. She stated the Park District has told them repeatedly they do not want larger parks. They specifically request 4 or 5 acre sites.

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Mr. Artmann stood and asked to comment. Chairman Kibort stated he is still taking comments from the Commission at this time. Mr. Artmann left the meeting.

Chairman Kibort commented on the price points and changes over the years.

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Ms. Dash stated the plans have come a long way. She feels the new development will ultimately be a plus for Phase 1. Ms. Dash stated if the project does not move forward with DR Horton, it could be quite a while before Phase 1 residents gain control of their HOA.

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Commissioner Hahn stated he is happy to learn of the 30-foot front setback, and that the 8,450 SF lots align with Heritage subdivision. This makes him feel more comfortable about the current plan.

Commissioner Nichols stated most of her questions had been answered or touched on by others. She remained concerned about the diversity of the homes.

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Chairman Kibort stated he could see the differences in the brick and stone options of the products. It is really up to the buyers and their choices as to how diverse the lots end up.

Commissioner Nichols commended DR Horton for working with the residents.

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Commissioner Darci Chandler also commended DR Horton for their work with residents. She can see the compromise with lot transitions. She added that she hopes they get the farm access road.

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Commissioner Robert Chandler echoed the other Commissioners regarding DR Horton’s efforts, the construction traffic, and the lot size transitions. As for the elevations, he stated he could clearly see the differences in the elevations. He was also very happy to see the ranch option. Commissioner Robert Chandler also commended the residents who came out to the public meetings and neighborhood meetings, and for doing their part in the process.

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Chairman Kibort asked if that was all from the Commission. The Commissioners had no further comments.

Ms. Rizzo asked to make a final statement. She stated DR Horton has come a long way from the start of this project. She was in favor of the lot size transitions, the park, and the HOA for Phase 1. She added everyone in her subdivision was notified about all of the meetings. Her main concern continues to be the construction access, and feels confident DR Horton will continue to pursue the alternate access route.

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5 Peter Bazos, attorney for DR Horton, stated he has worked on the project since June, 2020. He has seen two concept plans at the Village Board, one concept at the Plan Commission, the Public Hearing, and many suggestions along the way from residents, staff, and the Boards. The neighbors have been great, and he feels DR Horton will bring a desirable project to the Village.

Mr. Bramley stated he would like to keep the Cider Grove name for both phase 1 and 2 of the subdivision.

10 There were no further comments. Chairman Kibort requested a motion to close the public hearing.

A MOTION was made to close the public hearing to consider Petition No. 21-04.03.

15	MOVED:	Commissioner Terra DeBaltz
	SECONDED:	Vice Chair Dawn Ellison
	AYES:	Commissioners Darci Chandler, Ron Hahn, Lori Nichols, Robert Chandler, Terra DeBaltz, Vice Chair Dawn Ellison, and Chairman Tom Kibort
	NAYS:	None
20	ABSTAIN:	None
	MOTION CARRIED	7:0:0

Chairman Kibort requested a motion to approve the petition.

25 **A MOTION was made to approve Petition No. 21-04.03, D.R. 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, Request is for consideration of an amendment to the Preliminary Planned Unit Development and Preliminary Plat of Subdivision for the Cider Grove Subdivision, Unit 2 and Lots 1,2,3,4 and 6 of Unit 1, 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:**

1. **Homes constructed on Lots 102-112 and Lots 115-118 of Unit 2 and Lots 1,2,3,4 and 6 of Unit 1 are required to include the following features as standard on the rear building elevations:**
 - 35 a. **4/4x4” wood window surrounds and corner boards and 4/4x8” frieze boards**
 - b. **Window grills**
 - c. **Either shutters around the windows or a bay window at the first floor**
2. **The park design shall be submitted as part of the application for final planned unit development / final plat of subdivision.**
- 40 3. **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.**
- 45 4. **The petitioner will comply with all final engineering revisions to be approved by the Village Engineer and Development Services Department.**
5. **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.

5 6. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.

The following condition was added by the Plan Commission:

10 7. The petitioner will continue to explore options for the alternate construction access entrance into the subdivision.

15 **MOVED:** Vice Chair Dawn Ellison
SECONDED: Commissioner Lori Nichols
AYES: Commissioners Darci Chandler, Ron Hahn, Lori Nichols, Robert Chandler, Terra DeBaltz, Vice Chair Dawn Ellison, and Chairman Tom Kibort
NAYS: None
ABSTAIN: None
20 **MOTION CARRIED** 7:0:0

7. Discussion

25 Director Nordman stated there are currently two petitions scheduled for the May 10, 2021 Plan Commission meeting. There was no further discussion

8. Adjournment

30 At 8:06 pm, a MOTION was made to adjourn the April 26, 2021 Plan Commission meeting.

MOVED: Vice Chair Ellison
SECONDED: Commissioner Darci Chandler
35 **AYES:** Commissioners Darci Chandler, Ron Hahn, Lori Nichols, Robert Chandler, Terra DeBaltz, Vice Chair Dawn Ellison, and Chairman Tom Kibort
NAYS: None
ABSTAIN: None
40 **MOTION CARRIED** 7:0:0

Respectfully submitted,
Margo Griffin
Development Manager
Village of Huntley