

VILLAGE OF HUNTLEY
PLAN COMMISSION MEETING
Monday, July 26, 2021
MINUTES

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CALL TO ORDER

Chairman Tom Kibort called to order the Village of Huntley Plan Commission meeting for July 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.

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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, Terra DeBaltz, Ron Hahn, Ric Zydorowicz, 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 and Development Manager Margo Griffin

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4. **Public Comment:** None

5. **Approval of Minutes**

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

Chairman Kibort noted an error on who moved and seconded a motion on page 7.

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A MOTION was made to approve the July 12, 2021 Plan Commission Meeting Minutes, with noted correction.

MOVED: Vice Chair Dawn Ellison
SECONDED: Commissioner Ric Zydorowicz
AYES: Commissioners Ric Zydorowicz, Ron Hahn, Vice Chair Dawn Ellison, and Chairman Tom Kibort.
NAYS: None
ABSTAIN: Commissioners Darci Chandler and Terra DeBaltz
MOTION CARRIED 4:0:2

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6. **Petition(s)**

- 10 A. Petition No. 21-07.02, D.R. Horton, Inc. Midwest, petitioner, and S&E Investments, LLC-Series 7, owner, Phases 1 and 2 of Cider Grove Unit 2 and Lots 1, 2, 3, 4 and 6 of Unit 1, Request is for consideration of a Final Planned Unit Development and Final Plat of Subdivision, pursuant to the requirements of Section 156.204 of the Huntley Zoning Ordinance.

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

15 Director Nordman began his presentation with a review of an aerial photo and discussed the history of the project and the various reviews to date. Director Nordman stated D.R. Horton has submitted a development application for Final Planned Unit Development (PUD) and Final Plat of Subdivision for Phases 1 and 2 of the Cider Grove Unit 2 subdivision. D.R. Horton received Preliminary PUD and Preliminary Plat of Subdivision approval from the Village Board for Unit 2 on June 10, 2021 (the Plan
20 Commission reviewed the petition on April 26, 2021). At that same time, the Village Board also approved an amendment to the Annexation Agreement and a Development Agreement to allow D.R. Horton to develop the Unit 2 property with 180 single family lots in up to four (4) phases.

25 Director Nordman continued with a summary of the development. In accordance with the Development Agreement and preliminary approvals, D.R. Horton has submitted Final PUD plans and Final Plats of Subdivision for Phase 1 and 2. Phase 1 consists of the thirty-five (35) lots that are adjacent to the existing portions of the Cider Grove subdivision. These lots are 12,600 square feet in area, which is consistent with the approved Preliminary PUD and Preliminary Plat of Subdivision. Phase 2 consists of 41 lots, located directly east of the Phase 1 property, that have a minimum lot area of 8,451 square feet.
30 The proposed plans submitted for Phase 2 are consistent with the approved Preliminary PUD and Preliminary Plat of Subdivision.

35 Director Nordman stated the requested approvals also include final plans for the 5.7-acre park site, which must be constructed by D.R. Horton within twelve (12) months after recordation of the Final Plat of Subdivision for Phase 1. D.R. Horton has provided a park landscape plan which has also been submitted to the Huntley Park District for approval by their Board of Commissioners. Consistent with the preliminary plans, the park plan includes the installation of pathways, playground equipment, benches, picnic shelter and other amenities.

40 Director Nordman reviewed an aerial slide and discussed construction access. Construction access to the Unit 2 property will be provided by a temporary roadway that will be constructed through property to the south of Cider Grove Unit 2. The roadway will serve as construction access for heavy construction vehicles, which are defined in the development agreement as trucks with C & D type license plates (8,001 lbs. and over) and/or trailers (3,000 lbs. and over). *A copy of the executed license agreement for
45 the temporary roadway was provided as an exhibit to the staff report.*

Home Product

5 Director Nordman gave a brief review of the proposed D.R. Horton home product. As presented with the Preliminary PUD, 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). The models listed below are the same models that were approved as part of the Preliminary PUD, with the exception of the Bellamy model which was eliminated at the request of the Village Board.

<u>Plan Name</u>	<u>Sq. Ft.</u>	<u>Description</u>
Fairfield (X453)	1,970	Single Story; 4 bedrooms; 2 bath
Pendleton (X426)	2,155	Two-story; 3 bedrooms; Loft; 2½ bath
10 Holcombe (X427)	2,356	Two-story; 4 bedrooms; 2½ bath
Bridgestone (X430)	2,550	Two-story; 4 bedrooms; Loft; 2½ bath
Henley (X429)	2,600	Two-story; 4 bedrooms; Loft; 2½ bath
Coventry (X451)	2,836	Two-story; 4 bedrooms; Loft; 2½ bath
15 Emerson (X450)	3,020	Two-story; 4 bedrooms; Loft; 2½ bath

Landscape Plan

20 Director Nordman reviewed the landscape plans. The proposed landscape plan provides the required parkway trees in addition to landscaping on the outlots for stormwater management. Typical landscape packages are also provided for the single family lots; however, the landscape package has been modified from the plans that were approved as part of the Preliminary PUD. The petitioner shall be required to revise the typical landscape package to match those approved as part of the Preliminary PUD.

Declaration for Cider Grove Unit 2 (CCRs)

25 Director Nordman reviewed the HOA and CCRs for the development. As discussed during the review of the Preliminary PUD and Preliminary Plat, D.R. Horton is proposing 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 will 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.

Model Home and Signage

35 Director Nordman stated a model home and temporary parking lot are proposed to be located on Hopkins Street with associated signage in accordance with the Preliminary PUD. The Coventry model (2,836 square feet) will be constructed on Lot 2 (10235 Hopkins Street) and a temporary parking lot would be constructed on Lot 1 (10245 Hopkins Street).

Review Criteria—Final Planned Unit Development Review

40 Director Nordman discussed the required review process. The Plan Commission shall review and evaluate the final PUD in terms of whether the proposal:

- i. Is in general conformance with the previously approved preliminary PUD plans.
- ii. By virtue of its imaginative and creative design and benefits to the village, justifies the intended variations from the strict interpretation of the Subdivision Ordinance.
- 45 iii. Requires additional conditions and restrictions to protect the public interest and adjacent areas, improve the development and assure compliance with existing village ordinances.

REQUESTED ACTION

Director Nordman stated, the petitioner, D.R. Horton, Inc. Midwest, requests a motion of the Plan Commission, to recommend approval of a Final Planned Unit Development and Final Plat of Subdivision, pursuant to the requirements of Section 156.204 of the Huntley Zoning Ordinance.

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

- 10 1. All public improvements and site development must occur in full compliance with the submitted plans (see list of exhibits) and all other applicable Village Municipal Services (Engineering, Public Works, Planning and Building) site design standards, practices and permit requirements.
2. The petitioner will comply with all final engineering revisions to be approved by the Village Engineer and Development Services Department.
- 15 3. The Village of Huntley will require adherence to Illinois drainage law and best management practices for stormwater management. The petitioner, its agents and assignees are responsible for not increasing the rate of stormwater runoff and will be required, to the extent practicable, to minimize any increase in runoff volume through “retention” and design of multi stage outlet structures.
- 20 4. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
5. The typical residence landscape package(s) shall be revised to match the three (3) that were approved as part of the Preliminary PUD (the Preliminary PUD plans included a shade tree on each lot and indicated that lots shall be fully sodded at the time a final certificate of occupancy is issued for each home).
- 25 6. Homes constructed on Lots 1,2,3,4 and 6 of Unit 1 are required to include the following features as standard on the rear building elevations:
 - 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
- 30 7. All homes shall include 4/4x4” wood window surrounds and corner boards and 4/4x8” frieze boards.
8. The Declaration for Cider Grove Unit 2 shall be subject to final review by the Village Attorney.

35 Director Nordman concluded his presentation, and stated Ms. Danielle Dash of D.R. Horton was in attendance and she is prepared to answer questions from the Plan Commission with respect to the project.

Chairman Kibort thanked Director Nordman and asked Ms. Dash if there was anything the petitioner wanted to add that was not covered.

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Ms. Dash thanked Director Nordman for his presentation and stated she had nothing new to add.

Chairman Kibort asked if there were any public comments. There were none.

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Chairman Kibort asked for comments from the Commissioners.

Commissioner Hahn inquired about the depth of the lots and referred to the phasing plan, and asked if it

was drawn to scale. He noted the depth of the lots on the two southern phases were different (140' and 130') but they appeared to be the same size on the exhibit. Ms. Dash and Director Nordman both stated the plat of subdivision is the best document to review when looking for exact specifics of lot sizes. The phasing plan was to be used to give general information only.

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Vice Chair Ellison inquired why there was only one ranch style home. Ms. Dash stated their studies show that is what is needed in this type of subdivision. She added, that someday that might change.

Commissioner Darci Chandler stated she was happy to see the access road agreement had been reached.

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Chairman Kibort stated he like the D.R. Horton product, and he is happy to see they added the 4x4 frieze boards around the windows on all the homes.

Commissioner Ric Zydorowicz stated he was happy to see the access road added, and he liked the elevations.

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Commissioner Terra DeBaltz agreed, adding the window surrounds definitely steps up the look of the homes.

Chairman Kibort asked if there were any other comments. There were none.

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Chairman Kibort requested a motion to approve the petition.

A MOTION was made to approve Petition 21-07.02, D.R. Horton, Inc. Midwest, petitioner, and S&E Investments, LLC-Series 7, owner, Phases 1 and 2 of Cider Grove Unit 2 and Lots 1, 2, 3, 4 and 6 of Unit 1, Request is for consideration of a Final Planned Unit Development and Final Plat of Subdivision, pursuant to the requirements of Section 156.204 of the Huntley Zoning Ordinance, subject to the following conditions:

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1. All public improvements and site development must occur in full compliance with the submitted plans (see list of exhibits) and all other applicable Village Municipal Services (Engineering, Public Works, Planning and Building) site design standards, practices and permit requirements.
2. The petitioner will comply with all final engineering revisions to be approved by the Village Engineer and Development Services Department.
3. The Village of Huntley will require adherence to Illinois drainage law and best management practices for stormwater management. The petitioner, its agents and assignees are responsible for not increasing the rate of stormwater runoff and will be required, to the extent practicable, to minimize any increase in runoff volume through "retention" and design of multi stage outlet structures.
4. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
5. The typical residence landscape package(s) shall be revised to match the three (3) that were approved as part of the Preliminary PUD (the Preliminary PUD plans included a shade tree on each lot and indicated that lots shall be fully sodded at the time a final certificate of occupancy is issued for each home).
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 - b. Window grills
 - c. Either shutters around the windows or a bay window at the first floor
7. All homes shall include 4/4x4” wood window surrounds and corner boards and 4/4x8” frieze boards.
8. The Declaration for Cider Grove Unit 2 shall be subject to final review by the Village Attorney.

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

7. Discussion

Director Nordman stated there is a petition scheduled for the August 9, 2021 Plan Commission meeting, and a petition for the August 9, 2021 Zoning Board meeting. There was a brief discussion on various development projects and surveying that is occurring in the community. In addition, general landscaping issues, and native plantings were discussed. There was no further discussion.

8. Adjournment

At 6:54 pm, a MOTION was made to adjourn the July 26, 2021 Plan Commission meeting.

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

Respectfully submitted,
Margo Griffin
 Development Manager
 Village of Huntley