

VILLAGE OF HUNTLEY
PLAN COMMISSION MEETING
Monday, October 11, 2021
MINUTES

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CALL TO ORDER

Chairman Tom Kibort called to order the Village of Huntley Plan Commission meeting for October 11, 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 Ron Hahn, Jeff Peterson, Ric Zydorowicz, Dennis O’Leary, Terra DeBaltz, 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 Senior Planner Scott Bernacki

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4. **Public Comment:** None

5. **Approval of Minutes**

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A. Approval of the August 9, 2021 Plan Commission Meeting Minutes

Chairman Kibort noted an error on who seconded a motion on page 12, line 1.

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A MOTION was made to approve the August 9, 2021 Plan Commission Meeting Minutes, with noted correction.

MOVED: Vice Chair Dawn Ellison

SECONDED: Commissioner Ric Zydorowicz

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AYES: Commissioners Ron Hahn, Ric Zydorowicz, Vice Chair Dawn Ellison, and Chairman Tom Kibort.

NAYS: None

ABSTAIN: Commissioners Jeff Peterson, Dennis O’Leary, and Terra DeBaltz

MOTION CARRIED 4:0:3

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6. **Petition(s)**

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A. Petition No. 21-10.01, M/I Homes of Chicago, LLC, Petitioner and Kudlach Brothers LLC, Owner, Relating to ±82 acres commonly known as 10902 Dundee Road, Request is for conceptual review of a proposed site plan and home elevations for a new residential subdivision.

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

5 Director Nordman began his presentation with a review of the history of the Kudlach property. The Kudlach property was annexed into the Village on July 14, 2005 and originally consisted of approximately 139.4 acres which included the ±82 acres being considered for development by M/I Homes, in addition to ±38 acres on the south side of Huntley/Dundee Road, ±10 acres located west of Ruth Road, and ±2.8 acres at the northeast corner of Huntley/Dundee Road and Haligus Road.

10 Director Nordman stated portions of the property were previously sold to the Village of Huntley for the Municipal Complex and Shepherd of the Prairie Church. The ±10 acres, west of Ruth Road, was sold to an investor and remains undeveloped. The annexation agreement, which will expire in July 2025, allowed for the subject ±82 acres to be developed as a mix use development that would accommodate commercial and business park zoning with multiple family residential being acceptable as a component of a mixed use development. The agreement specifically stated that “except as called for in the mixed use designation the property shall not be zoned or developed as residential.” In the 16 years following the annexation of the property there has been little to no interest in developing it as contemplated by the annexation agreement.

15 Director Nordman reviewed the current project proposed by MI Homes. M/I Homes is proposing to develop the ±82 acres, located directly south of the Village Municipal Complex, with 171 single family homes. Access to the subdivision is proposed from LJ Marak Drive to the north with the main subdivision entrance being located along Huntley/Dundee Road on the south side of the property. A 30-foot landscape buffer is proposed between the single family lots that are adjacent to the Municipal Complex and Shepherd of the Prairie Church. A 35-foot landscape buffer is proposed along Huntley/Dundee Road and Haligus Road.

20 Director Nordman stated the proposed lots will have a minimum lot area of 8,400 square feet with an average lot size of 10,544 square feet. The existing wetland areas at the northeast corner of the property will be preserved and will include an area of approximately 4.6 acres dedicated for stormwater management. Additional areas for stormwater management would be located near the intersection of Ruth Road and Huntley/Dundee Road and adjacent to the subdivision’s primary entrance along Huntley/Dundee Road.

25 Director Nordman reviewed the proposed park site. The developer is proposing a combination of park land donation and fee in-lieu to meet the required park district donation requirements for the subdivision, although a park site location is not identified on the site plan. The developer will be scheduling a meeting with the Huntley Park District to discuss opportunities following conceptual review of the plans.

30 Director Nordman reviewed the proposed home elevations and floor plans. The proposed single family homes include twelve different floor plans, including three ranch options. Each floor plan provides six options for elevations (with exception to the Austin plan which provides five options). Partial basements will be standard on all elevations. The following is a summary of the single family plans:

Plan	Base Sq. Ft.	Sq. Max. Sq. Ft.	Stories	Standards Bedrooms	Optional Bedrooms
Maxwell	1,696	1,810	1	2	3
Austin	1,776	2,565	1	2	3
Briarwood	2,004	2,120	1	2	NA
Baldwin	2,281	2,407	2	3	4
Cahill	2,350	2,504	2	3	4
Dunbar	2,484	2,621	2	3	3
Aberdeen	2,540	2,716	2	3	NA
Eastman	2,738	2,872	2	4	NA
Essex	2,872	3,150	2	4	5
Fairbanks	2,986	3,150	2	4	5
Hudson	3,097	3,923	2	4	5
Lyndale	3,349	3,511	2	4	5

5 Director Nordman reviewed the required approvals for the project. The proposed use of the property shall require an amendment to the Annexation Agreement to allow for single family. The Annexation Agreement amendment shall require a public hearing to be held by the Village Board. The preliminary/final plats of subdivision and preliminary/final planned unit development necessary for the subdivision shall require a public hearing by the Plan Commission.

10 Director Nordman stated the Village Board reviewed the conceptual site plan and home elevations at their meeting on September 23, 2021. At that time, the plan consisted of 150 single family lots and 62 townhomes. The proposed lot width on several of the lots were less than 70 feet, which is the minimum width allowed for the “R-2” Single Family zoning district. Comments from the Village Board included the following:

- 15 • Some board members expressed concern regarding the square footage of the Maxwell plan (1,696 sq. ft.), which is the smallest plan proposed to be offered within the subdivision.
- Several board members expressed concern regarding some lots having a width less than 70 feet. *The petitioner has since revised the site plan so that no lot is less than 70 feet in width.*
- Not all board members were in favor of the townhomes. *The petitioner has since revised the site plan to eliminate the townhomes.*
- 20 • It was requested that the developer investigate the feasibility of constructing a multi-use path on the west side of Haligus Road.

Director Nordman stated the petitioner has requested the Plan Commission to conceptually review the proposed plans. 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.

30 Director Nordman stated the Plan Commission is requested to review the proposed conceptual site plan and home elevations and provide any questions, comments, or concerns for the petitioner to consider as they proceed in the formal review process.

35 Director Nordman stated his presentation was complete and that Julie Workman from MI Homes was in attendance and would also give a short presentation.

Ms. Workman thanked Director Nordman for his thorough presentation.

40 Ms. Workman discussed the previous plans that were presented to the Village Board and reviewed the items they felt which could be issues. She stated they decided to remove the townhome product completely from the plans and also adjusted the lot widths to meet the current requirement for 70-foot lot width.

45 Ms. Workman reviewed the current plans, and highlighted the dedicated open space in the northeast corner which includes wetland preservation. The elevations were also reviewed and Ms. Workman stated she was happy with the wide mix of product line for this development. She added how the PUD allowed for innovative and efficient development, and that she felt the project would improve the quality of life for future residents.

Ms. Workman concluded her presentation and stated she was available for questions from the Commission.

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Chairman Kibort asked if there was anyone in the audience who would like to make a statement about the project. There were none.

5 Chairman Kibort stated he was impressed with the elevations. He then asked for comments from the Commissioners.

Vice Chair Ellison stated she likes the different product lines, and was impressed with the variety. Vice Chair Ellison inquired whether 2 access points would be enough.

10 Director Nordman stated a traffic study will be required as part of this project and access points will be reviewed.

Vice Chair Ellison inquired if the triangle portion in the northeast could be a park. Additionally, she asked whether there would be enough of a buffer to shield the police portion of the municipal complex. Vice Chair Ellison stated she was fine with only one sidewalk on Haligus Road (the existing walk adjacent to the Heritage subdivision).

15 Commissioner Ron Hahn said he remembers the Kudlach farm always decorating with yellow Chrysanthemums and thought it would be nice to somehow incorporate that into the landscape plan. Commissioner Hahn stated he likes the product, and that he would like sidewalks throughout the subdivision. Commissioner Hahn stated he understands the smaller 8,400 SF lots are desirable currently, but he wants to be sure the driveways are long enough
20 to stack 2 cars for the residents. Director Nordman stated the lots will be required to have a 30-foot front yard setback, similar to surrounding single family residential developments.

Vice Chair Ellison inquired about the average lot size. Scott Baribou from MI Homes stated the average lot size is 10,500 square feet.

25 Discussion ensued on the depth of driveways and the ability to stack cars in the driveways. MI Homes stated they will be meeting all the subdivision standards for these homes.

30 Commissioner Jeff Peterson stated he appreciates the variety of the product and that it should easily meet the Huntley monotony code standards. Commissioner Peterson stated he would like to see another access point on the east side of the subdivision (on Haligus). He is fine with the "R-2" zoning. Commissioner Peterson would also like to see the multi-use path on the south and east side of the development, and would like to see a park or play area added to the plans.

35 Scott Baribou of MI Homes stated they would also like to see a park on the site.

Chairman Kibort agreed on the park site discussion. He suggested working with the Park District first, but if it does not fit the Park District timeline, he would like to see some sort of park with amenities built by MI homes early on.

40 Chairman Kibort stated he would like to see the enhancement of the ponds (in northeast corner) with native plantings, and suggested they incorporate a 5-year maintenance plan. Discussion ensued on wetlands and native plantings, and the overgrowth along Haligus Road.

Chairman Kibort also stated having two multi-use paths on Haligus was not a deal-breaker for him.

45 Commissioner Ric Zydorowicz echoed the prior positive comments on the project. Commissioner Zydorowicz stated he would like to see a larger water feature at the northeast corner if it is feasible. He also stated he would like the requirement of improving the rear facades of the homes for those lots backing up to Haligus and Huntley-Dundee Roads.

50 Commissioner Dennis O'Leary agreed with the other members' previous comments, and the extra bike path was not a deal-breaker for him.

Commissioner Terra DeBaltz stated she agrees with the others; however, if the extra bike path could be added on Haligus, she was in favor of it for safety reasons. Commissioner DeBaltz stated she likes the new single-family layout, but she was also in favor of the townhomes.

5 Scott Baribou of MI Homes stated the significant grade changes and curving roadway (with limited site distances) at Haligus were two reasons why an access point is difficult there.

Chairman Kibort thanked MI Homes for their input, and reiterated that he liked the product and the general plans. He asked MI Homes if they had anything to add about their company.

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Scott Baribou reviewed a list of developments that MI Homes has within the Chicago region. He stated their homes are more of a boutique product, and they have been happy working with the Village of Huntley on this particular project. He added they look forward to continuing the relationship in Huntley with future projects.

15 Chairman Kibort commended the Village staff for working with developers and encouraging smart growth. Discussion ensued on price points and the variety of homes.

There was no further discussion. Chairman Kibort thanked staff, the petitioners, and the Commission for their input.

20 **7. Discussion**

Director Nordman introduced Scott Bernacki, Senior Planner, to the Commission. Scott Bernacki is the newest member of the Development Services planning staff and he will be working directly with the Plan Commission and Zoning Board from here on out.

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Director Nordman stated the next Plan Commission meeting is scheduled for October 25, 2021. There was a brief update of ongoing development projects.

There was no further discussion.

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8. Adjournment

At 7:20 pm, a MOTION was made to adjourn the October 11, 2021 Plan Commission meeting.

35	MOVED:	Vice Chair Dawn Ellison
	SECONDED:	Commissioner Terra DeBaltz
	AYES:	Commissioners Ron Hahn, Ric Zydorowicz, Jeff Peterson, Dennis O’Leary, Terra DeBaltz, Vice Chair Dawn Ellison, and Chairman Tom Kibort.
	NAYS:	None
40	ABSTAIN:	None
	MOTION CARRIED	7:0:0

Respectfully submitted,

Margo Griffin

45 Development Manager
Village of Huntley