

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

5

CALL TO ORDER

Vice Chair Dawn Ellison called to order the Village of Huntley Plan Commission meeting for November 22, 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

Vice Chair Dawn Ellison led the Pledge of Allegiance.

ROLL CALL

15

PLAN

COMMISSIONERS: Commissioners Ron Hahn, Jeff Peterson, Ric Zydorowicz, Dennis O’Leary, Vice Chair Dawn Ellison

20

COMMISSIONERS

ABSENT: Chairman Tom Kibort and Terra DeBaltz

ALSO PRESENT: Director of Development Services Charles Nordman and Senior Planner Scott Bernacki

25

4. **Public Comment:** None

5. **Approval of Minutes**

A. Approval of the October 11, 2021 Plan Commission Meeting Minutes

30

A MOTION was made to approve the October 11, 2021 Plan Commission Meeting Minutes.

MOVED: Commissioner Ron Hahn

SECONDED: Commissioner Ric Zydorowicz

35

AYES: Commissioners Ron Hahn, Jeff Peterson, Ric Zydorowicz, Dennis O’Leary
Vice Chair Dawn Ellison.

NAYS: None

ABSTAIN: None

MOTION CARRIED 5:0:0

40

6. **Petition(s)**

A. Petition No. 21-11.01, Venture One Real Estate, LLC, Petitioner and Huntley Development Limited Partnership, Owner, Relating to ±44.5 Acres Located Near the Northwest Corner of Route 47 and Jim Dhamer Drive, Request is for Conceptual Review of a Proposed Site Plan and Building Elevations for a Warehouse/Distribution Building

45

Vice Chair Ellison turned to Director Nordman to begin the PowerPoint presentation to review the petition.

50

Director Nordman began his presentation by stating that 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.

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

10 Director Nordman introduced the petitioners request to construct ±729,600 square foot speculative Warehouse/Distribution Building on the 44.5 acres near the northwest corner of Route 47 and Jim Dhamer Drive. Director Nordman recapped that the site was rezoned on August 26th, 2021 to BP Business Park which allows warehouse, storage and distribution as a special use. Director Nordman continued that the petitioner is seeking the special use permit without an identified end user(s).

15 Director Nordman reviewed the required approvals for the project. The proposed use of the property shall require a plat of subdivision, preliminary and final planned development, and a special use permit for the speculative use of warehouse, storage and distribution for the building.

20 Director Nordman noted that Village Staff hosted a meeting at the Prairie Lodge on November 16, 2021 to allow residents of neighborhood 32 to voice concerns, ask questions and provide feedback about the proposal.

Director Nordman reviewed the elevations, site plan, parking plan, landscaping plan and renderings calling attention to the “parks and open space” zoning separation provided between the proposed building and neighborhood 32.

25 Director Nordman stated the Village Board reviewed the conceptual site plan and renderings at their meeting on November 18, 2021. Comments from the Village Board included the following:

- Some board members expressed the need to extend the fence along the driveway to provided adequate light screening and investigate utilizing materials other than wood.
- Several board members expressed the need to provide a significant mature landscaped screen and perhaps a berm along Jim Dhamer Drive to appropriately screen the trailer parking area.

30

Director Nordman concluded by stating that a few residents were in attendance that may wish to provide feedback.

Vice Chair Ellison offered an opportunity for the residents to speak but they did not have any comments to add.

35

Director Nordman introduced Mark Goode and Jeff Cali of Venture One Real Estate.

40 Commissioner Ron Hahn agreed with the comment previously noted by the Village Board to extend the fence. Discussion between Commissioner Hahn and Mr. Cali was had regarding refrigerated buildings and vehicles. Mr. Goode reiterated that the building is speculative, and that any refrigeration would be added only upon request of their tenant. General agreement was established that if refrigeration was requested at the facility, that efforts would be made to locate those operations to the south elevations.

45 Commissioner Jeff Peterson expressed pleasure knowing that Eakin Creek will remain as is. Discussion between Commissioner Peterson and Mr. Cali was had regarding exterior building and parking lot lighting. Director Nordman emphasized that when the developer returns with formal submittal, all fixture specifications will be provided and will be verified to comply with Village ordinance which requires lighting to be directed downward.

50 Commissioner Dennis O’Leary questioned the landscaping plan and species selection to verify that when planted, a buffer is provided with sufficient density. Mr. Goode and Mr. Cali responded to explain that the proposed landscaping plan features over 20 varieties that have been strategically located and clustered to fill the gaps of the existing mature landscape. Mr. Goode affirmed to Commissioner O’Leary that a 10’ fence is to be provided.

Commissioner Ric Zydorowicz asked Director Nordman to recap the feedback that was offered as result of the Neighborhood 32 meeting that took place the week prior. Director Nordman summarized that similar lighting and landscaping concerns were expressed and should be addressed as the petitioner moves forward in the process.

5 Audience member Ron Simons of Neighborhood 32 announced that noise was also a concern to be addressed. Mr. Goode confirmed that no outside speaker system is to be proposed. Discussion was again had regarding exterior lighting trespass.

10 Vice Chair Dawn Ellison expressed some concerns regarding flooding and the potential impact the earthwork and grading may have on the nearby neighborhood. Discussion between Vice Chair Ellison, Mr. Goode and Mr. Cali clarified that the ordinance requires site detention designed to store the water and control the release of the watershed from overwhelming the nearby creek. These improvements are designed to not adversely impact and may even improve the existing conditions. Director Nordman offered that a drain tile survey is typically provided and the engineering plans are reviewed by the Village as part of the development review process.

15 Vice Chair Ellison inquired of the material selection for the proposed 10' fence and Mr. Cali stated the material choice of the fence was yet to be finalized, but composite materials were being considered.

20 Vice Chair Ellison asked if the plans are for a single or multi-tenant space. Mr. Goode confirmed the space is being set up for a maximum of two tenants.

Vice Chair Ellison thanked Mr. Goode and Mr. Cali for their information.

25 **7. Discussion**

Director Nordman stated the next Plan Commission meeting is scheduled for December 13, 2021. There was a brief discussion of ongoing development projects.

There was no further discussion.

30

8. Adjournment

At 7:00 pm, a MOTION was made to adjourn the November 22, 2021 Plan Commission meeting.

35 **MOVED: Commissioner Jeff Peterson**
SECONDED: Commissioner Ric Zydorowicz
AYES: Commissioners Ron Hahn, Ric Zydorowicz, Jeff Peterson, Dennis O'Leary,
Vice Chair Dawn Ellison.
NAYS: None
40 **ABSTAIN: None**
MOTION CARRIED 5:0:0

Respectfully submitted,

45 
Senior Planner
Village of Huntley