

VILLAGE OF HUNTLEY
PLAN COMMISSION MEETING
Monday, February 14, 2022
MINUTES

5

CALL TO ORDER

Chairman Tom Kibort called to order the Village of Huntley Plan Commission meeting for February 14, 2022 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 and Senior Planner Scott Bernacki

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4. **Public Comment:** Vice Chair Dawn Ellison complimented the Village of Huntley on their most recent snow removal efforts.

5. **Approval of Minutes**

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A. Approval of the January 10, 2022 Plan Commission Meeting Minutes

Commissioner Peterson noted an error correcting “motion failed” to read “motion carried” on page 6, line 5.

35

A MOTION was made to approve the January 10, 2022 Plan Commission Meeting Minutes, with noted correction.

MOVED: Commissioner Ric Zydorowicz

SECONDED: Commissioner Dennis O’Leary

AYES: Commissioners Ron Hahn, Jeff Peterson, Ric Zydorowicz, Dennis O’Leary
Vice Chair Dawn Ellison, and Chairman Tom Kibort

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NAYS: None

ABSTAIN: Commissioner Terra DeBaltz

MOTION CARRIED 6:0:1

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B. Approval of the January 24, 2022 Plan Commission Meeting Minutes

A MOTION was made to approve the January 24, 2022 Plan Commission Meeting Minutes.

MOVED: Commissioner Terra DeBaltz

SECONDED: Commissioner Jeff Peterson

AYES: Commissioners Jeff Peterson, Dennis O’Leary, Terra DeBaltz, and Vice Chair Dawn Ellison

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NAYS: None

ABSTAIN:
MOTION CARRIED

Commissioners Ron Hahn, Ric Zydorowicz, and Chairman Tom Kibort
4:0:3

6. **Petition(s)**

A. Petitioner No. 22-02.01, Billitteri Enterprises, LLC, petitioner, and Huntley Fire Protection District, owner, 11808 Coral Street, Request is for Concept Review for the Redevelopment of the Former Huntley Fire Protection District Station One Property.

Chairman Kibort turned to Village staff to begin the PowerPoint presentation to review the petition.

Director Charles Nordman stated that the petitioner has requested the Plan Commission to conceptually review the proposed plans and provide the petitioner with initial comments and concerns that should be considered as they proceed in the formal review process.

Director Nordman recapped the Village Board's approval of the Downtown Revitalization Plan in September, 2010 and its efforts to work diligently to implement the plan, including establishing a Tax Increment Finance District for the area. The plan identified the Fire Protection District property as a key redevelopment parcel appropriate for a mixed-use development that includes retail or dining uses on the ground floor and multi-family units above.

Director Nordman introduced the proposal by Billitteri Enterprises as including a restaurant space of approximately 5,000 square feet on the ground floor and the addition of three stories of apartment units above. It was mentioned that the building is currently still under the ownership of the Huntley Fire Protection District. It is the intent of the Village, subject to certain terms and conditions, to purchase the property from the Fire District and in turn sell a portion of the property to the developer subject to a purchase and sale agreement and a redevelopment agreement.

Director Nordman explained that per Village Board direction on September 23, 2021, Staff began discussions with Billitteri Enterprises for a redevelopment agreement to accommodate the redevelopment of the property for commercial and residential uses. The current proposal includes the renovation and re-use of the existing building for a restaurant with outdoor seating in the area adjacent to Coral Street and the addition of three floors of apartment units including two studio, nine one-bedroom, and seven 2-bedroom units for a total of 18 units.

Director Nordman presented the elevations which included the review of the added three stories to the structure, thus creating a four-story building that would have an overall height of 51'-8". Height comparisons were offered to surrounding structures in the downtown. A review of the materials and colors presented the proposed elevations would keep the building's existing brick and add two additional overhead doors to the south elevation, facing Coral Street. The upper three stories of the building would include a combination of face brick to match the existing building and engineered wood siding. Each of the apartments would include a balcony that would be located on either the north or south elevations of the building. Access to the apartments would be provided on the west elevation of the building and the restaurant's entrance would be located on the south elevation, facing Coral Street.

Director Nordman mentioned the apartment units will include upgraded features such as stainless steel appliances, granite or quartz counter tops, in-unit washers and dryers, with anticipated monthly rent expected to range between \$1,200 to \$1,600 per month.

Director Nordman stated that the parking to accommodate the redevelopment would be provided on the north side of the building and in a new lot to be constructed by the Village. The developer has a contract to purchase the residence at 11011 Woodstock Street to allow for an expanded parking lot which would provide 41 parking spaces. The parking lot would also serve to provide off-street parking for the Post Office. The Village would maintain ownership of the parking lot in a similar manner which was established through the BBQ King Development. Primarily access would be provided from Woodstock Street. The access from Coral Street is proposed to be one-way northbound so that westbound traffic on Coral Street has access to the parking lot. Director Nordman shared an exhibit which displayed the added parking to the downtown area over the years.

Director Nordman stated the dumpster enclosure for both the restaurant and the apartment units would be located at the northwest corner of the site and would be constructed to match the existing enclosures within the downtown.

5 Director Nordman stated the proposed screening of the new parking lot is designed based on discussions with the neighboring homeowner to the north. The proposed screening includes an 8-foot-tall wood/wood-looking composite privacy fence that would run the full length of the adjoining lot line. In addition to the fence, landscaping is proposed on the south side of the fence.

10 Director Nordman concluded by introducing the Petitioner's representatives Larry Farrenkopf of Architects 127 and John Curtis of Curtis Commercial.

Chairman Kibort thanked Director Nordman and asked if the petitioner had any comments to add to which John Curtis introduced himself and spoke of the mixed use nature of the building as a complement to the downtown and to the Village's long term plans for the area. Mr. Curtis also touched upon some of the successful commercial projects they have completed in Huntley's downtown including the Morkes Chocolates building, Manny's Gelato as well as some of the residential including the 4-unit building neighboring the fire station.

20 Vice Chair Dawn Ellison expressed displeasure with the plain facade treatment as the building is viewed from Route 47. It was noted that the Commission expects all residential homes facing main thoroughfares to be upgraded and it was asked what could be done in this specific application. Larry Farrenkopf responded by explaining that the use of scale, back and forth relief, and material variation was intentionally designed to mitigate the monolithic feel. The location of the neighboring dumpster enclosure and its proximity to the main entrance of the new project was questioned. Director Nordman stated that it is anticipated that the existing fence along the property line is proposed to be replaced.

25 Mr. Farrenkopf addressed questions from the Commission regarding the design of the building. It was said that the existing rear doors are to be bricked over leaving only the furthest west garage access door on north side of the building. It was clarified that the mechanical equipment will be located atop the building and shielded by a parapet wall and that no exhaust will come from the sides of the building. The front bump out will remain to serve as the main entrance to the restaurant space. The unit size was discussed revealing the studio apartments at 530-540 square feet, 1 bedroom, 740 - 760 square feet and the 2 bedroom at 985 square feet.

30 Chairman Kibort asked about how parking for the units was to be addressed. Mr. Curtis explained that the development agreement with the Village allows for 16 spaces to be allocated for the sole use of the apartment residents.

35 Discussion continued regarding parking and revealed additional concern as Commissioner Ron Hahn explained that the proposed number of units with a restaurant does not appear to adequately respond to the parking demand given all of the traffic nearby uses generate such as the post office and Sal's Pizzeria. Commissioner Hahn adds that in his experience of owning a rental property, about 1/3 of the units would have an additional vehicle and that the allocated 16 spaces for the 18 apartments and 25 public spaces may not sufficiently accommodate a project of this scale.

45 Director Nordman stressed the creativity required to accommodate development on small lot sizes near the downtown area. Commissioner Hahn mentioned that the particular area from the Legion to the Fire Station is always filled without the addition of the 18 units and new restaurant. Questions were asked about how to appropriately address downtown parking. Director Nordman again reviewed the map of current and proposed downtown parking options. Chairman Kibort agreed with the strategy of assigned parking to manage how residents will have assured access to their space within the rear public parking lot.

50 Commissioner Jeff Peterson asked how deliveries to the restaurant would be received. Mr. Curtis responded that the parking lot configuration would not allow for semi-truck delivery in the rear and so therefore deliveries would be

received through the front on Coral Street. Mr. Curtis clarified that there will be 4 overhead doors along the front elevation, 3 of which will be under the proposed canopy and 1 will remain exposed to allow access to the patio.

Chairman Kibort confirmed with Mr. Curtis that a structural engineer has verified the existing structure can accommodate the three story addition.

Commissioner Dennis O’Leary questioned the internal layout and circulation within the building to which Mr. Farrenkopf explained the justification for the east/west resident corridor and north/south unit frontages and that no living units exist on the first floor.

Commissioner Ric Zydorowicz verified with Mr. Curtis that the front on street area will be reconfigured to allow for a pick up and drop off zone and not a landscaped parkway area.

A member from the public asked about emergency exits and lighting. Mr. Curtis responded to the questions stating they are supplied in accordance with the code.

There were no further comments. Chairman Kibort moved to the next item on the agenda.

7. Public Hearing(s)

- A. Petition No. 22-01.02, M/I Homes of Chicago, LLC, petitioner and Kudlach Brothers LLC, owner, Relating to ±82 acres commonly known as 10902 Dundee Road, Request for approval of (i) a Map Amendment to rezone the identified property from “RE-1 (PUD)” Residential Estate – Planned Unit Development District to “R-2” Single Family Residence District; (ii) a Special Use Permit for Preliminary Planned Unit Development; and (iii) the Preliminary Plat of Subdivision, including any necessary relief in accordance with the plans that have been submitted to, and are on file with, the Village of Huntley. *This is a continuation of the January 24, 2022 public hearing.*

Chairman Kibort turned to Village staff to begin the PowerPoint presentation to review the petition.

Senior Planner Scott Bernacki described the subject 82 acres North of Huntley-Dundee Road and West of Haligus Road known as the Kudlach Property. The property zoned RE-1 (PUD) is located directly south of the Village’s Municipal Complex and Shepherd of the Prairie Church and is presently utilized for agricultural use.

Planner Bernacki recapped that the Kudlach property was annexed into the Village in July of 2005 and originally consisted of approximately 139.4 acres including the ±82 acres being considered for development. Planner Bernacki continued that the annexation agreement had 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. In the 16 years following the annexation, there has been little to no interest in developing the property as contemplated by the agreement.

Planner Bernacki introduced the proposal from M/I Homes to develop the property into the 173 single family home “Fieldstone” Subdivision. Planner Bernacki mentioned that the proposed lots will be platted to conform to the “R-2” Single Family Residence District minimum lot area, width, and setback requirements and that no lot has been proposed with a lot area less than the minimum 8,400 square feet or a lot width less than the minimum 70 feet. The subdivision has been planned without the need for relief from the “R-2” Standards.

Planner Bernacki mentioned in order to accomplish this, the petitioner has proposed a Map Amendment to rezone the identified property from the existing “RE-1 (PUD)” Residential Estate – Planned Unit Development District to “R-2” Single Family Residence District. It was said that neighboring single family residential subdivisions sharing the same “R-2” zoning designation include Heritage of Huntley and Huntley Meadows and although zoned “R-1 (PUD)”, the single family portion of the Wing Pointe Subdivision also follows the same minimum lot area, width and setback requirements for the “R-2” zoning district.

5 Planner Bernacki reviewed that the proposed single family homes included twelve different floor plans, including three ranch options. Each floor plan provides six options for elevations. Partial basements will be standard on all elevations. Floor plans range from the smallest 1,696 square foot 2 bedroom Maxwell to the largest nearly 4,000 square foot 5 bedroom Hudson.

Planner Bernacki stated the petitioner has agreed to the recommendation as noted by the Plan Commission during the October 11, 2021 concept review to enhance the rear façade elevations along all perimeter properties.

10 Planner Bernacki presented the proposed landscape plans which offer a 35-foot landscape buffer using a variety of plantings along both Huntley-Dundee Road and Haligus Road. A 3' – 6' tall landscape berm will be supplied along Haligus Road. A 30' wide landscape buffer with a 3-foot tall landscape berm featuring 8' tall evergreen and 3" caliper tree plantings have been proposed on Outlots D and E, adjacent to the Village's Municipal Complex and the Sheppard of the Prairie Church. In this same area, a 6' tall dog-eared cedar board fence is proposed.

15 Planner Bernacki spoke about the existing wetland areas at the northeast corner of the property which will be preserved. 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. The stormwater management basins are proposed to be native emergent plant bottoms with low profile prairie seed and blanket surrounding the basins.

20 Planner Bernacki reviewed the two natural stone veneer sign faces which will announce the name of the "Fieldstone" subdivision as visible to both the east and westbound traffic. The landscape near the signs offer a variety of plantings amongst the limestone outcropping and perennial beds.

25 Planner Bernacki mentioned the plans for the proposed park land donation and the anticipated construction of a park upon the ±3.45 acre Outlot F are being developed with the Huntley Park District.

30 Planner Bernacki addressed some of the traffic improvements as a result of the traffic report that was performed for the project. The roadway improvements include the widening of Huntley-Dundee Road to accommodate an exclusive westbound right turn lane and the addition of an exclusive eastbound left turn lane. The improved access to the subdivision's main entrance provides uniformity along the Huntley –Dundee corridor.

35 Planner Bernacki advised the Plan Commission that the proposed plans would require two items of relief to be approved as part of the Preliminary Planned Unit Development including from section 155.030 of the Subdivision Ordinance which requires all existing and proposed utility lines be placed underground. The petitioner has requested relief from the requirement in order to not bury the 6 existing overhead utility poles located on the southeast corner of the site along the Huntley-Dundee Road frontage. The petitioner is also requesting relief to install watermain between lots 64 and 65 which would be located within a 20-foot easement, rather than a 40-foot-wide outlot as required by section 155.151(C) of the Subdivision Ordinance.

40 Planner Bernacki stated that Staff recommends the following conditions be applied should the Plan Commission forward a positive recommendation to the Village Board including:

- 45 1. All public improvements and site development must occur in full compliance with the submitted preliminary plans and all other applicable Village Municipal Services (Engineering, Public Works, Planning and Building) site design standards, practices and permit requirements.
2. The petitioners will comply with all final engineering revisions to be approved by the Village Engineer and Development Services Department.
3. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
- 50 4. The park design shall be submitted as part of the application for final planned unit development / final plat of subdivision.

5. The petitioner shall provide (i) 4/4x4” wood window surrounds and corner boards and 4/4x8” frieze boards; (ii) Window grills; and (iii) Either shutters around the windows or a bay window at the first floor on the rear elevations of homes along the perimeter of the subdivision.
6. Further investigation shall be provided to the feasibility of constructing a taller berm on Outlots D and E adjacent to the Village’s Municipal Complex and Shepherd of the Prairie Church.
7. Further investigation shall be provided to the feasibility of constructing a berm on Outlots B and J adjacent to Huntley-Dundee Road.
8. No building construction permits, plans, sign permits, or Certificates of Occupancy are approved as part of this submittal.

Mr. Bernacki concluded by introducing Petitioner Marc McLaughlin of MI Homes and Julie Workman of Levenfeld Pearlstein.

Chairman Kibort thanked Mr. Bernacki and requested a motion from the Commission to open the continued public hearing.

A MOTION was made to open the public hearing to consider Petition No. 22-01.02

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

Chairman Kibort stated that this is a public hearing and anyone wishing to testify must be sworn in. The following persons were sworn in: Senior Planner Scott Bernacki, the Petitioner Marc McLaughlin of MI Homes and Julie Workman of Levenfeld Pearlstein.

Chairman Kibort asked if the petitioner had anything to add or present to which Julie Workman began a presentation to expand upon the staff presentation. Julie introduced the national home builder MI Homes as having 23 active communities with 12 more in the planning phase.

Julie Workman stated redeveloping the Kudlach farm as residential is a natural extension of the surrounding subdivisions and accomplishes some of the main goals of the Village’s comprehensive plan including improving the quality of life by supplying a high quality living environment with a rural atmosphere. There is no risk of monotony within the subdivision which offers a wide range of options for families of all sizes. Ms. Workman recapped the subdivision plans which include 173 residential lots and 32% open space. Ms. Workman mentioned that MI Homes is still working with the Park District to finalize the plans and equipment to be utilized in the 3.45-acre park area. Ms. Workman reviewed the enhanced rear elevation features provided on all perimeter homes as requested by the Plan Commission. Ms. Workman addressed concerns heard from the church by presenting a buffer/ screening exhibit. Ms. Workman concluded by introducing the engineering and landscape design professionals for questioning.

Chairman Kibort asked if any members of the public had any comments to add to which no members of the public had anything to add.

Commissioner Ron Hahn thanked the Petitioner for addressing the Commission’s comments to enhance the rear elevations and complimented the park plans. Ms. Workman answered Commissioner Hahn’s question mentioning that a Home Owner’s Association would be established to collect the fees necessary to maintain the outlot areas. Commissioner Hahn asked about the phasing of the project and when the access road connection would be made with L.J. Marak Drive. Marc McLaughlin confirmed that the main entrance for marketing and construction will be

on Huntley – Dundee Road and it won't be until phase 2 of construction when the connection is made.

Commissioner Jeff Peterson agreed that the proposed berming, landscaping, and fence plan between the subdivision and the Sheppard of the Prairie Church was sufficient.

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Vice Chair Dawn Ellison requested clarification regarding the berming request in the same buffer area. Director Nordman answered that the screening also serves to protect the new resident as the buffer area provides a shield from the parking lot lighting in the church lot. The fence also provides a visual buffer from the municipal complex and police department.

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Chairman Kibort expressed that the home product was the most extensive he has seen in 23 years of service to Huntley. Mr. McLaughlin clarified that the park site size and scale was determined by population projections which establish the necessary park district donation which was achieved using a combination of land and equipment value. The Commission requested that park benches be installed along the proposed walking trails to which the design professionals confirmed that bench installations would be included in the plans.

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Chairman Kibort asked about soil borings to which Mr. McLaughlin answered that minimal mitigation would be necessary.

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Commissioner Ric Zydorowicz asked for clarification regarding the relief requested to not bury the existing power lines. Director Nordman explained that all other nearby residential subdivisions along Huntley-Dundee Road including Heritage and Cider Grove have all placed these utilities underground as they were developed. Chairman Kibort notes that this item should be considered as a significant item of relief.

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Commissioner Dennis O'Leary asked about a gap between lots 82 and 83 where Brett Duffy of Spaceco Engineering answered that this was to accommodate an overland flow route from street to the detention basin if the sewers should exceed capacity. Brett Duffy outlined all of the sidewalk and shared use paths proposed as sufficiently providing pedestrian circulation through and around the subdivision.

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Commissioner Terra DeBaltz confirmed with Ms. Workman that the HOA would maintain the wood fence between the subdivision and the Municipal Complex / Church, that the park would be completed as part of phase 2 of the construction, and that construction is projected to begin this fall or next spring with 2 or 3 models being offered for marketing purposes.

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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. 22-01.02

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

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Chairman Kibort requested a motion to approve the petition.

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A MOTION was made to approve Petition No. 22-01.02, Requesting approval of (i) a Map Amendment to rezone the identified property from RE-1 (PUD) Residential Estate – Planned Unit Development District to R-2 Single Family Residence District; (ii) a Special Use Permit for Preliminary Planned Unit Development; and (iii) the Preliminary Plat of Subdivision, including any necessary relief in accordance with the plans that have been submitted to the Village of Huntley subject to the following conditions:

1. All public improvements and site development must occur in full compliance with the submitted preliminary plans and all other applicable Village Municipal Services (Engineering, Public Works, Planning and Building) site design standards, practices and permit requirements.
2. The petitioners will comply with all final engineering revisions to be approved by the Village Engineer and Development Services Department.
3. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
4. The park design shall be submitted as part of the application for final planned unit development / final plat of subdivision.
5. The petitioner shall provide (i) 4/4x4” wood window surrounds and corner boards and 4/4x8” frieze boards; (ii) Window grills; and (iii) Either shutters around the windows or a bay window at the first floor on the rear elevations of homes along the perimeter of the subdivision.
6. Further investigation shall be provided to the feasibility of constructing a taller berm on Outlots D and E adjacent to the Village’s Municipal Complex and Shepherd of the Prairie Church.
7. Further investigation shall be provided to the feasibility of constructing a berm on Outlots B and J adjacent to Huntley-Dundee Road.
8. No building construction permits, plans, sign permits, or Certificates of Occupancy are approved as part of this submittal.

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

B. Petition No. 21-12.02, Universe Carrier Inc., petitioner, and UC Huntley LLC, owner, Lots 3 and 4 in Duke Realty Corporation Huntley DC Subdivision, Request is for approval of (i) Preliminary and Final Planned Unit Development for Lots 3 and 4 of the Duke Realty Corporation Huntley DC Subdivision; (ii) a Text Amendment to allow a Fuel Dispenser as a Special Use in the “ORP” Office, Research, Industrial zoning district; (iii) a Special Use Permit for a Fuel Dispenser; and (iv) Preliminary and Final Plats of Resubdivision, including any necessary relief in accordance with the site plan that has been submitted to, and is on file with, the Village of Huntley, pursuant to the requirements of Section 156.204 of the Huntley Zoning Ordinance

Chairman Kibort turned to Village staff to begin the PowerPoint presentation to review the petition.

Director Nordman recounted that a public hearing was previously conducted for the Universe Carrier Petition No. 21-12.01 at the December 12, 2021 Plan Commission meeting. Among other things, the petitioner was requesting approval of a special use permit to locate an above ground fuel dispenser near the northwest corner of the building. The Plan Commission recommended approval of proposed plan; however, following the December 12th meeting the petitioner proposed modifications to the plan which resulted in significant changes to the design of the fuel dispenser. Due to these changes, the petitioner is required to return to the Plan Commission for review of the revised plan.

Director Nordman mentioned the revised plan proposes to relocate the fuel dispenser and weigh station to the southeast corner of the building. Additionally, the fuel dispenser is now proposed as an underground tank rather than an above ground tank as originally presented on December 12, 2021.

Director Nordman summarized that the modified site plan indicates the proposed fuel and weigh station will now be located near the southeast corner of the site. The fuel dispenser station will be fed by a 30,000-gallon underground

fuel tank and a 6,000-gallon underground Diesel Exhaust Fluid tank. There will be one fueling lane with both a master and satellite dispenser. This will improve site circulation and allow for quicker fueling operations by allowing trucks to be fueled from both sides. Specifications and example photos were presented to the Commission. The weigh station is located in the drive aisle directly south of the building.

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Director Nordman concluded that the proposed site plan and landscape plans have been modified for the new location of the fuel dispenser and weigh station but confirmed the proposed building elevations and remaining information remained the same as previously reviewed by the Plan Commission.

10 Director Nordman stated Staff recommends the same conditions as previously applied in December should be carried forward should the Plan Commission forward a positive recommendation to the Village Board including:

Site Development

- 15
1. All public improvements and site development must occur in full compliance with all 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 petitioner is required to meet all development requirements of the Huntley Fire Protection District.
 - 20 4. If dumpsters are added anywhere to the exterior, they will be required to have dumpster enclosures and must be approved by the Development Services Department.

Architecture

- 25
5. Roof top mechanical equipment visible from any angle at ground level shall be screened to the full height of the equipment. Required rooftop screens shall be integrated into the architecture of the main building and may include screens mounted directly to the equipment.

Parking/Storage/Traffic

- 30
6. Tractor trailer parking spaces shall be for Universe Carrier, Inc. only. The tractor trailer parking spaces shall not be leased to an off-premise business by the owner or tenant of the building.
 7. No parking shall be allowed on Weber Drive.
 8. No loading or unloading activity is permitted to take place from Weber Drive.
 9. The outdoor storage of shipping/cargo containers shall be prohibited on all lots.
 10. Signage shall be installed on Weber Drive prohibiting truck traffic from traveling east on Freeman Road (This is consistent with the Amazon and Weber truck traffic restrictions). Such signage shall be installed prior to the issuance of a certificate of occupancy.

35 Landscaping

11. The petitioner shall obtain final approval of the Landscape Plan from the Development Services Department.
12. The petitioner is responsible for mowing the grass areas adjacent to Weber Drive and Freeman Road (on their lots).

40 General

13. No building permits are approved as part of this submittal.
14. No sign permits are approved as part of this submittal.

Plat of Subdivision

- 45
15. In accordance with Section 155.221 of the Subdivision Ordinance, the Final Plat of Subdivision shall be recorded with Kane County within three (3) months of approval by the Village Board.

Plan Commission Added Conditions (from the December 12, 2021 meeting):

16. A spill containment kit shall be made available near the fuel dispenser.
17. Signs shall be installed near the storm drains to that advise fuel dispenser users “*No dumping, drains to creek*”.

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Director Nordman concluded by introducing the Petitioner and their design team.

Chairman Kibort thanked Director Nordman and requested a motion from the Commission to open the public

hearing.

A MOTION was made to open the public hearing to consider Petition No. 21-12.02

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

15 Chairman Kibort stated that this is a public hearing and anyone wishing to testify must be sworn in. The following persons were sworn in: Director Charles Nordman, the Petitioner Viktor Demyaniv of Universe Carrier, Kristen Bruns of Jacob and Hefner

20 Chairman Kibort asked if the petitioner had anything to add or present to which Kristen Bruns recapped the Universe Carriers response to the plan Commission’s comments stating that the new layout of the tanks frees up space on the site plan and allows for more efficient fueling.

Chairman Kibort asked if any members of the public had any comments to add to which no members of the public had anything to add.

25 Commissioner Terra DeBaltz, Dennis O’Leary, Ric Zydorowicz, Jeff Peterson, and Vice Chair Dawn Ellison voiced the revisions to be acceptable and of benefit to the site plan.

Chairman Kibort commented on the new underground tank to which Mrs. Bruns reviewed that leak detection will still be included with multiple backups including monthly monitoring and 3rd party annual inspections.

30 Commissioner Ron Hahn confirmed that the new location, tank size, and layout does not change that this fueling station is for the sole use of Universe and not open to other freight carrier or trucking operations.

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

35 **A MOTION was made to close the public hearing to consider Petition No. 21-12.02**

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

45 Chairman Kibort requested a motion to approve the petition.

50 **A MOTION was made to approve Petition No. 21-12.02, Universe Carrier Inc., petitioner, and UC Huntley LLC, owner, Lots 3 and 4 in Duke Realty Corporation Huntley DC Subdivision, Request is for approval of (i) Preliminary and Final Planned Unit Development for Lots 3 and 4 of the Duke Realty Corporation Huntley DC Subdivision; (ii) a Text Amendment to allow a Fuel Dispenser as a Special Use in the “ORI” Office, Research, Industrial zoning district; (iii) a Special Use Permit for a Fuel Dispenser; and (iv) Preliminary and Final Plats of Resubdivision, including any necessary relief in accordance with the site plan that has been submitted to, and is on file with, the Village of Huntley, pursuant to the requirements of Section 156.204 of**

the Huntley Zoning Ordinance subject to the following conditions:

Site Development

- 1. All public improvements and site development must occur in full compliance with all 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 petitioner is required to meet all development requirements of the Huntley Fire Protection District.
- 4. If dumpsters are added anywhere to the exterior, they will be required to have dumpster enclosures and must be approved by the Development Services Department.

Architecture

- 5. Roof top mechanical equipment visible from any angle at ground level shall be screened to the full height of the equipment. Required rooftop screens shall be integrated into the architecture of the main building and may include screens mounted directly to the equipment.

Parking/Storage/Traffic

- 6. Tractor trailer parking spaces shall be for Universe Carrier, Inc. only. The tractor trailer parking spaces shall not be leased to an off-premise business by the owner or tenant of the building.
- 7. No parking shall be allowed on Weber Drive.
- 8. No loading or unloading activity is permitted to take place from Weber Drive.
- 9. The outdoor storage of shipping/cargo containers shall be prohibited on all lots.
- 10. Signage shall be installed on Weber Drive prohibiting truck traffic from traveling east on Freeman Road (This is consistent with the Amazon and Weber truck traffic restrictions). Such signage shall be installed prior to the issuance of a certificate of occupancy.

Landscaping

- 11. The petitioner shall obtain final approval of the Landscape Plan from the Development Services Department.
- 12. The petitioner is responsible for mowing the grass areas adjacent to Weber Drive and Freeman Road (on their lots).

General

- 13. No building permits are approved as part of this submittal.
- 14. No sign permits are approved as part of this submittal.

Plat of Subdivision

- 15. In accordance with Section 155.221 of the Subdivision Ordinance, the Final Plat of Subdivision shall be recorded with Kane County within three (3) months of approval by the Village Board.

Plan Commission Added Conditions (from the December 12, 2021 meeting):

- 16. A spill containment kit shall be made available near the fuel dispenser.
- 17. Signs shall be installed near the storm drains to that advise fuel dispenser users *“No dumping, drains to creek”*

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

C. Petition No. 22-02.02, AZE Inc., petitioner, and Reiche Construction Inc., owner, Relating to ±8.2 acres located on the southeast corner of George Bush Court (Lot 3 of the Resubdivision of Lot 2 of the Resubdivision of Lot 5 in the Huntley Corporate Park Phase 3), Request is for approval of (i) Site Plan Review, including any necessary relief; (ii) a Text Amendment to define Logistics, Freight, and Trucking

Operations and allow Logistics, Freight, and Trucking Operations as a Special Use in the “BP” Business Park zoning district; and (iii) a Special Use Permit for Logistics, Freight, and Trucking Operations, in accordance with the plans that have been submitted to, and are on file with, the Village of Huntley.

5 Chairman Kibort turned to Village staff to begin the PowerPoint presentation to review the petition.

10 Planner Bernacki introduced the 8.2-acre site positioned at the south east corner of George Bush Court and the proposal which calls for the construction of a 40,800 square foot multi-tenant building. The petitioner AZE Inc., would occupy one of the four proposed tenant spaces and the remaining three spaces would be occupied by subsidiaries of AZE, although specific businesses have not been identified. Because of this, the petitioner is also requesting the special use for *Logistics, Freight, and Trucking Operations* as a speculative use for the remaining spaces.

15 Planner Bernacki summarized that AZE Inc. is a transportation company with over 300 employees and is currently headquartered in Schaumburg, IL with secondary a location in Elgin. The trucking firm operates 250 trucks with projected growth to reach 500 trucks in 2023. It is anticipated that the Huntley facility will provide a hub for light truck maintenance and tractor-trailer parking.

20 Planner Bernacki stated that in order to accommodate the intended use of the property, the applicant requests a text amendment to define *Logistics, Freight, and Trucking Operations* as businesses engaged in long distance general freight trucking that provide movement of freight from origin to destination and that such operations may include areas for minor maintenance of trucks as well as private parking area for truck or trailers. The applicant also proposes this newly defined use be included as a Special Use in the “BP” Business Park zoning district.

25 Planner Bernacki reviewed the site plan which shows the building positioned with the main entrances to the 4 tenant spaces facing north toward the rear elevation of Cargo Equipment. The rear truck court supports 8 drive in repair bays and 4 depressed docks which face south toward I-90. Planner Bernacki confirmed the building has been sited to comply with all required building setback requirements.

30 Planner Bernacki mentioned the site supplies a compliant (76) 10’ X 19’ parking spaces at the front of the building and (122) - 12’ X 55’ semi-truck trailers stalls which line the east, west, and south property lines. The petitioner proposes a 19’-foot parking setback for the semi-trailer parking along the I-90 frontage which requires relief from the required 25-foot setback.

35 Planner Bernacki described the proposed building elevations which utilize precast panels with a dark gray paint scheme. The north facing building frontage will include the main entrances to each tenant space with windows running the length of the façade. The south facing rear façade includes the twelve (12) overhead doors. The plans indicate a facility height of 29’ with the parapet wall top reaching 31’- feet in height. Staff notes that the Village’s Zoning Ordinance requires that the roof top units be effectively screened using materials compatible with the principal building façade and it was recommended that the parapet wall height be increased to a height 6” above the proposed rooftop units.

40 Planner Bernacki touched upon the proposed lighting, signage, and location of the dumpster enclosure. It was noted that the use of chain link with vertical slats is prohibited and that aluminum or steel gates will be required. It was also addressed that any future signage must conform to the Village’s Sign Ordinance.

45 Planner Bernacki reviewed the landscape plans which include eight (8) varieties of shade tree, black hills and Norway spruce evergreens around the perimeter of the site, landscaped islands, and foundation plantings provided on all sides of the building. It was noted that during the July 22, 2021 Village Board conceptual review, the Board emphasized the need to screen the outdoor parking /storage of trailers from adjacent properties and public thoroughfares. It was requested that significant natural screening be supplied to shield from view the semi-trailer parking stalls along the I-90 frontage. Staff recommended that additional natural screening be installed along the south lot line to provide a sufficient visual buffer of the outdoor trailer parking areas as viewed from the tollway.

Planner Bernacki stated that Staff recommends the following conditions be applied should the Plan Commission forward a positive recommendation to the Village Board including:

- 5 1. All public improvements and site development must occur in full compliance with all 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.
- 10 3. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
4. The outdoor storage of shipping/cargo containers shall be prohibited.
5. Tractor trailer parking spaces shall be for occupants of the building only. The tractor trailer parking spaces shall not be leased to an off-premise business by the owner or tenant of the building.
- 15 6. The parapet wall height shall be increased to be 6” above the proposed rooftop unit to ensure proper screening from adjacent view.
7. The Dumpster enclosure is required to have an aluminum or steel gate and must be approved by the Development Services Department.
8. Additional landscaping is required to provide a sufficient visual buffer which completely conceals the outdoor trailer parking areas as viewed from public thoroughfares. Revised landscaping plans must be approved by the Development Services Department.
- 20 9. No building construction permits, plans, sign permits, or Certificates of Occupancy are approved as part of this submittal.

Mr. Bernacki concluded by introducing Petitioner Adam Reiche of Reiche Construction, Inc.

Chairman Kibort thanked Mr. Bernacki and requested a motion from the Commission to open the public hearing.

A MOTION was made to open the public hearing to consider Petition No. 22-02.02

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

Chairman Kibort stated that this is a public hearing and anyone wishing to testify must be sworn in. The following persons were sworn in: Senior Planner Scott Bernacki, the Petitioner Adam Reiche of Reiche Construction, Inc.

Chairman Kibort asked if the petitioner had anything to add or present to which Adam Reiche explained the proposed use of Logistics, Freight, and Trucking Operations. He spoke about the previous building in towns neighboring the Huntley area. Mr. Reiche continued that the buildings design will match the existing buildings in the Business Park. He clarified that AZE is constructing the facility to suit their own needs and also the needs of smaller trucking firms who cannot take a project of this scale on themselves. It is intended that the over the road trucks be on the road more than they are in the parking lot.

Chairman Kibort asked if any members of the public had any comments to add to which no members of the public had anything to add.

Commissioner Ron Hahn questioned the site selection of a logistics facility upon the high profile location near the tollway. The need to reduce the rear parking setback for the purpose of backing in truck trailers was called into question as relating to the Village’s appearance standards.

5 Director Nordman asked Mr. Reiche to speak to the site selection conversations that took place during the concept reviews with the Village Board. It was mentioned that this site was preferred by the Board for this logistics use as it is furthest from residences. Commissioner Hahn expressed concern over the image of the Village as viewed from the tollway when all that may be visible are the backs of a truck trailers but understands that the positioning of the building is based upon the sites unique geometry. Mr. Reiche reinforces that this is an industrial park and that when compared to other towns, Huntley carries elevated design standards.

10 Commissioner Jeff Peterson echoed Commissioner Hahn’s comment to add additional landscaping as a buffer along the tollway. Using his experience in trucking, Commissioner Peterson suggested that no trees be planned in the truck court landscape islands as they may serve as more of an obstruction. It was suggested that the trees be located to supplement the needed additional screening along the interstate.

15 Commissioner Ric Zydorowicz and Vice Chair Dawn Ellison agreed with the comments to add the landscaping along the tollway.

Chairman Kibort confirmed the location of the precast dumpster enclosure and the galvanized aluminum gate.

20 Commissioner O’Leary was surprised at the size of the truck parking field and clarified with Mr. Reiche that this is for minor repairs only including oil changes, brakes, etc. and that all major repairs will be sent to the manufacture for warranty work.

25 Commissioner Terra DeBaltz asked about the need for fencing to which Mr. Reiche said that video surveillance may be used, but fencing was not requested at this time.

Commissioner Ron Hahn asked about electric vehicle stations and what the plans may be for these in future developments in the park. Commissioner Peterson asked will there be a need to charge the trailer. Mr. Reiche mentioned that the tractors go home with the driver and that the lot will be primarily used for trailers.

30 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. 22-02.02

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

Chairman Kibort requested a motion to approve the petition.

45 **A MOTION was made to approve Petition No. 22-02.02 approval of (i) Site Plan Review, including any necessary relief; (ii) a Text Amendment to define *Logistics, Freight, and Trucking Operations* and allow *Logistics, Freight, and Trucking Operations* as a Special Use in the “BP” Business Park zoning district; and (iii) a Special Use Permit for *Logistics, Freight, and Trucking Operations*, in accordance with the plans that have been submitted to, and are on file with, the Village of Huntley subject to the following conditions:**

- 50 **1. All public improvements and site development must occur in full compliance with all 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 petitioner is required to meet all development requirements of the Huntley Fire Protection District.
4. The outdoor storage of shipping/cargo containers shall be prohibited.
5. Tractor trailer parking spaces shall be for occupants of the building only. The tractor trailer parking spaces shall not be leased to an off-premise business by the owner or tenant of the building.
6. The parapet wall height shall be increased to be 6” above the proposed rooftop unit to ensure proper screening from adjacent view.
7. The Dumpster enclosure is required to have an aluminum or steel gate and must be approved by the Development Services Department.
8. Additional landscaping is required to provide a sufficient visual buffer which completely conceals the outdoor trailer parking areas as viewed from public thoroughfares. Revised landscaping plans must be approved by the Development Services Department.
9. No building construction permits, plans, sign permits, or Certificates of Occupancy are approved as part of this submittal.
Plan Commission Added Conditions):
10. The eight proposed trees in the truck court islands shall be relocated along the south property line to assist in screening the outdoor trailer parking areas as viewed from I-90.

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

Chairman Kibort asked the petitioner when they plan to start construction to which the petitioner responded Spring 2022.

D. Petition No. 22-02.03, Village of Huntley, petitioner, Request is for approval of Text Amendments to the Village of Huntley Zoning Ordinance, Section 156.070 Planned Unit Developments.

A MOTION was made to open the public hearing to consider Petition No. 22-02.03

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

Chairman Kibort turned to Village staff to begin the PowerPoint presentation to review the petition.

Director Nordman explained that section 156.070 of the Village of Huntley Zoning Ordinance addresses Planned Unit Developments (PUDs), including standards for which a PUD must comply. These standards address items like height restrictions, minimum site area, setbacks, and parking. It was mentioned that the regulations of Section 156.070 “are established to encourage imaginative design of coordinated land uses and to provide relief from the subdivision and zoning district requirements which are designed for the conventional developments, but which may inhibit innovation...”; however, in some cases the limited extent of relief allowed from the subdivision and zoning district requirements do not allow the flexibly necessary for an imaginative design.

5 Director Nordman stated the proposed amendment to Section 156.070(D) would allow for the ordinance approving a PUD to provide alternative development standards for land use, development and design requirements, and other applicable standards that would apply to a specific development in lieu of the general requirements set forth in the Zoning Ordinance.

10 Director Nordman confirmed the Plan Commission and Village Board would consider any requested relief from the general standards as part of the Preliminary PUD review process no differently than currently reviewed; however, the amendment would allow for greater flexibility in granting relief from that currently allowed by the Zoning Ordinance. Any requested relief from the general standards would be considered on a case by case basis for each PUD and would be subject to the Preliminary PUD review criteria identified in Section 156.070.

Chairman Kibort thanked Director Nordman.

15 Chairman Kibort asked if any members of the public had any comments to add to which no members of the public had anything to add.

20 Commissioner O’Leary requested additional clarification to which Director Nordman again explained that currently the PUD ordinance places a cap on what relief could be issued. Parking was used as an example to explain that under the current ordinance the Commission could only consider a variance from parking of up to 25% of what is required. The proposed ordinance offers that as part of a planned unit development, the cap is removed and the resulting ordinance establishes the standard. It was said that in certain development scenario’s, the current ordinance which was meant to encourage flexibility and creativity can still limit or hold back a development. The proposed amendment would allow for each development to be uniquely considered on a case by case basis without limitation.

25 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. 22-02.03

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

Chairman Kibort requested a motion to approve the petition.

40 **A MOTION was made to approve Petition No. 22-02.03 Request for approval of Text Amendments to the Village of Huntley Zoning Ordinance, Section 156.070 Planned Unit Developments.**

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

50 8. **Discussion**

Vice Chair Dawn Ellison asked about any development news at the corner of Reed Road and Route 47 to which Director Nordman mentioned there was no development update to offer.

5 Commissioner Peterson asked if the Village saw any opportunity to purchase the residential building to the west of the Fire Station for parking to which Director Nordman stated that the property is in the downtown revitalization plan but nothing has been explored at this time.

Director Nordman stated the next Plan Commission meeting is scheduled for February 28, 2022.

10 There was no further discussion.

9. **Adjournment**

15 **At 8:48 pm, a MOTION was made to adjourn the February 14, 2022 Plan Commission meeting.**

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

25 Respectfully submitted,



Senior Planner
Village of Huntley