

**VILLAGE OF HUNTLEY**  
**PLAN COMMISSION MEETING**  
Monday, June 27, 2022  
MINUTES

5

**CALL TO ORDER**

Chairwoman Dawn Ellison called to order the Village of Huntley Plan Commission meeting for June 27, 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**

Chairwoman Ellison led the Pledge of Allegiance.

**ROLL CALL**

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**PLAN**

**COMMISSIONERS:** Commissioners Ron Hahn, Joseph Holtorf, Jeff Peterson (arrived at 6:32 p.m.), Dennis O’Leary, Terra DeBaltz, Vice Chair Ric Zydorowicz, and Chairwoman Dawn Ellison.

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**COMMISSIONERS**

**ABSENT:** None

**ALSO PRESENT:** Director of Development Services Charles Nordman, Development Engineer Scott Hajek 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 May 23, 2022 Plan Commission Meeting Minutes

Commissioner Ron Hahn shared a correction to his statements made in reference to Petitioner No. 22-05.01

**A MOTION was made to approve the May 23, 2022 Plan Commission Meeting Minutes as amended.**

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**MOVED:** Commissioner Terra DeBaltz

**SECONDED:** Commissioners Ron Hahn

**AYES:** Commissioners Ron Hahn, Joseph Holtorf, Dennis O’Leary, Terra DeBaltz  
Vice Chair Ric Zydorowicz, and Chairwoman Dawn Ellison

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**NAYS:** None

**ABSTAIN:** None

**MOTION CARRIED 6:0:0**

6. **Petition(s)**

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A. Petition No. 22-06.01, 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 consideration of a Final Planned Unit Development and Final Plat of Subdivision for the Fieldstone Subdivision, pursuant to the requirements of Section 156.204 of the Huntley Zoning Ordinance.

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Commissioner Jeff Peterson joined the meeting at 6:32 p.m.

Chairwoman Ellison turned to Village staff to begin the PowerPoint presentation to review the petition.

5 Senior Planner Scott Bernacki introduced the Final Planned Unit Development and a Final Plat for the Fieldstone Subdivision. The final plat was reviewed to include 173 lots upon ±82 acres with three outlots for existing wetlands and storm water detention basins. The final plat of subdivision proposes three phases of development. Phase 1 consisting of (71) lots with a 3.4 acre area for storm water detention, Phase 2 consisting of (71) lots with a 3.4 acre park site and an 11.9 acre area for storm water detention and the existing wetlands, and finally Phase 3 consisting of the remaining (31) lots with a 3.4 acre area for storm water detention.

10 Planner Bernacki noted the proposed final plans submitted for the Fieldstone Subdivision were consistent with the approved Preliminary PUD and Preliminary Plat of Subdivision. The home models were reviewed to be those that were approved as part of the Preliminary PUD. The landscaping was presented to include a 6-foot tall fence upon a landscape “berm” proposed on the Outlots which are adjacent to the Village’s Municipal Complex and the Shepherd of the Prairie Church. The 3.4 acre park site was reviewed to include play equipment, an 8’ asphalt path connecting the subdivision to Main Street, three park benches, a bathroom enclosure, and park signage. The model homes, temporary signage, and temporary parking lot proposed for lots 6, 7 and 8 and was summarized as part of the PUD.

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

- 20 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.
- 25 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.
- 30 5. The Declaration for Fieldstone (CCRs) are subject to Village of Huntley attorney review.
6. That a 6’ tall composite fence be installed in the identified areas upon Outlot D and E, adjacent to the Village’s Municipal Complex and the Sheppard of the Prairie Church.
7. Homes constructed along the perimeter of the subdivision are required to include the following features as standard on the rear building elevations:
  - 35 a. 4/4x4” wood window surrounds and corner boards and 4/4x8” frieze boards
  - b. Window grills
  - c. Either shutters around the windows or a bay window at the first floor

40 Chairwoman Ellison thanked Planner Bernacki and called the petitioner to the podium.

Petitioner Marc McLaughlin of MI Homes and Julie Workman of Levenfeld Pearlstein made themselves available to address any questions or concerns the commission may have.

45 All of the plan commissioners concurred that the final plans were in conformance with the previously approved preliminary PUD plans.

Ms. Workman requested that the commission consider allowing a natural cedar wood fence be installed on Outlot D and E as opposed to the composite fence which was listed in the conditions. Ms. Workman cited cost and appearance as the reason for the request and mentioned this request would include a maintenance plan added to the Fieldstone CCRs for the HOA to maintain the fence on a regular schedule.

Discussion ensued regarding the maintenance of natural wood and the benefits of the composite fence.

Commissioner DeBaltz suggested the compromise of installing composite posts and natural wood fencing.

A MOTION was made to approve Petition No. 22-06.01, Requesting approval of a Final Planned Unit Development and Final Plat of Subdivision for the Fieldstone Subdivision in accordance with the plans that have been submitted to, and are on file with, the Village of Huntley subject to the following conditions:

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 Declaration for Fieldstone (CCRs) are subject to Village of Huntley attorney review.
6. Homes constructed along the perimeter of the subdivision 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

*The Plan Commission added the following condition:*

7. The 6’ tall cedar fence to be installed on Outlots D and E shall have composite posts and the CCRs for the subdivision shall include a requirement for the regular maintenance of the fence by the homeowners association.

<b>MOVED:</b>	<b>Commissioner Ron Hahn</b>
<b>SECONDED:</b>	<b>Commissioner Joseph Holtorf</b>
<b>AYES:</b>	<b>Commissioners Ron Hahn, Joseph Holtorf, Jeff Peterson, Terra DeBaltz, Vice Chair Ric Zydorowicz, and Chairwoman Dawn Ellison</b>
<b>NAYS:</b>	<b>Commissioners Dennis O’Leary</b>
<b>ABSTAIN:</b>	<b>None</b>
<b>MOTION CARRIED</b>	<b>6:1:0</b>

**7. Public Hearing(s)**

- A. Petition No. 22-06.02, EUL Investments, LLC, Petitioner and Owner, Relating to the property located at 11419 Smith Drive, Request for approval of a Special Use Permit for an indoor amusement facility in accordance with the plans that have been submitted to, and are on file with, the Village of Huntley, pursuant to the requirements of Section 156.204 of the Huntley Zoning Ordinance.

Chairwoman Ellison turned to Village staff to begin the PowerPoint presentation to review the petition.

Senior Planner Scott Bernacki introduced the request for special use permit for a 7,000 square foot commercial health and exercise club within the existing building located at 11419 Smith Drive. The plans were reviewed to include an interior renovation which results in two divisible units. Unit A supports the existing use of warehousing and distribution of fitness equipment. The new Unit B is proposed to support the new separate use of a commercial health and exercise club, which requires a special use permit. The new tenant space would include an exercise floor, training rooms, and locker rooms / showers. The parking was reviewed to require 112 spaces for the uses, to which the petitioner has requested relief to reduce the requirement to 73. Presently, the parking lot consists of 33 spaces located north of the facilities entrance and a side parking lot with 40 additional spaces.

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 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) standards, practices and permit requirements.
- 2. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
- 3. No building permits, plans, or Certificates of Occupancy are approved as part of this submittal.

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Chairwoman Ellison thanked Planner 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. 22-06.02**

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**MOVED:**                                **Vice Chair Ric Zydorowicz**  
**SECONDED:**                           **Commissioners Jeff Peterson**  
**AYES:**                                   **Commissioners Ron Hahn, Joseph Holtorf, Jeff Peterson, Dennis O’Leary, Terra DeBaltz, Vice Chair Ric Zydorowicz, and Chairwoman Dawn Ellison**  
20 **NAYS:**                                   **None**  
**ABSTAIN:**                              **None**  
**MOTION CARRIED**                    **7:0:0**

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Chairwoman Ellison stated that this is a public hearing and anyone wishing to testify must be sworn in. The following persons were sworn in: Planner Scott Bernacki and Petitioner Eric Eul

Chairwoman Ellison asked if the petitioner had anything to add or present to which Eric Eul of Pound 4 Pound Fitness made himself available to address any questions or concerns.

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Chairwoman Ellison 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 asked what the typical occupant load would be if both facilities were busy.

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Petitioner Eul responded that at any given time the existing wholesale business may have anywhere from 5 - 8 employees including 1 – 2 customers, leaving 63 remaining spaces in the lot. Mr. Eul stated that if the gym were to have one person per machine at one time, which is not likely, you would have 50 – 60 individuals at the gym. Commissioner Hahn agreed that although this scenario is unlikely, if it were ever to be the case that additional parking were needed, that the petitioner utilize the open space on the lot for additional improved parking.

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Commissioner Terra DeBaltz left the meeting at 6:53 p.m.

Commissioner Peterson confirmed with Mr. Eul that although the businesses were to be open and operating at the same time, that it is an unlikely scenario that the existing lot would reach capacity on a normal business day.

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Commissioners Holtorf, O’Leary, and Vice Chair Zydorowicz shared the same sentiments as Commissioners Hahn and Peterson agreeing with the requested parking reduction.

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Chairwoman Ellison stated that nearly 40 parking spaces is a significant sum of relief and suggested perhaps requiring a land banking. Commissioner Hahn suggested moving forward with adding a condition which requires the proper parking expansion if it is determined that additional parking is required to support the business operations.

There were no further comments. Chairwoman Ellison requested a motion to close the public hearing.

**A MOTION was made to close the public hearing to consider Petition No. 22-06.02**

5 **MOVED:** Commissioner Ron Hahn  
**SECONDED:** Commissioner Jeff Peterson  
**AYES:** Commissioners Ron Hahn, Joseph Holtorf, Jeff Peterson, Dennis O’Leary,  
Vice Chair Ric Zydorowicz, and Chairwoman Dawn Ellison  
**NAYS:** None  
10 **ABSTAIN:** None  
**MOTION CARRIED** 6:0:0

Chairwoman Ellison requested a motion to approve the petition.

15 **A MOTION was made to approve Petition No. 22-06.02, Requesting approval of a Special Use Permit for an indoor amusement facility in accordance with the plans that have been submitted to, and are on file with, the Village of Huntley subject to the following conditions:**

- 20 1. All improvements 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) standards, practices and permit requirements.
2. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
- 25 3. No building permits, plans, or Certificates of Occupancy are approved as part of this submittal.  
*The Plan Commission added the following condition:*
4. The parking lot shall be expanded if it is determined that additional parking is needed in the future.

**MOVED:** Commissioner Ron Hahn  
**SECONDED:** Commissioner Jeff Peterson  
30 **AYES:** Commissioners Ron Hahn, Joseph Holtorf, Jeff Peterson, Dennis O’Leary,  
Vice Chair Ric Zydorowicz, and Chairwoman Dawn Ellison  
**NAYS:** None  
**ABSTAIN:** None  
**MOTION CARRIED** 6:0:0

35 The Plan Commission took a brief recess at 6:55pm.

The Plan Commission resumed session at 6:59pm

- 40 B. Petition No. 22-06.03, Lennar Communities of Chicago, LLC, Petitioner and Owner, Relating to ±179 acres commonly known as Pod 9 and 10 of the Talamore Subdivision, Request for approval of (i) a Map Amendment to rezone the Property from “M” Manufacturing to “RE-1” (PUD) – Residential Estate District Planned Unit Development; (ii) Preliminary Plat of Subdivision for Pod 10 (±63.36 acres); and (iii) a
- 45 Special Use Permit for Preliminary Planned Unit Development for Pod 10, including any necessary relief, in accordance with the plans that have been submitted to, and are on file with, the Village of Huntley, pursuant to the requirements of Section 156.204 of the Huntley Zoning Ordinance.

Chairwoman Ellison turned to Village staff to begin the PowerPoint presentation to review the petition.

50 Director of Development Services Charles Nordman introduced the request from the petitioner to develop 63 acres of property within Pod 10 to accommodate a 129 home subdivision. The original plans for the Talamore Pod 10 subdivision included preliminary approval for 457 townhomes. The request was recapped to include a map amendment to rezone the entire 179 acres of property (encompassing both pod 9 and pod 10) from “M”

Manufacturing to “RE-1(PUD)”. The site plan and typical lot sizes were reviewed including a 35’ rear yard. The existing Talamore subdivision provides a 40’ rear yard setback. The outlots were reviewed to include (i) the 100’ conservation easement located along the south edge of Pod 10, adjacent to the McHenry County Conservation District property that abuts the railroad tracks; (ii) areas for stormwater detention, and; (iii) buffer areas abutting the existing wetlands and Reed Road. A portion of land near the southern edge of the property is proposed to be dedicated to the Village to accommodate the future extension of Algonquin Road. The seven home models were reviewed to offer four different elevations and are the same homes being constructed in the neighboring Pod 8A.

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

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 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 Preliminary Plat shall be revised to include the dedication of land to the Village for the future extension of Algonquin Road.
6. No building construction permits, plans, or Certificates of Occupancy are approved as part of this submittal.

Chairwoman Ellison 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. 22-06.03**

<b>MOVED:</b>	<b>Commissioners Jeff Peterson</b>
<b>SECONDED:</b>	<b>Vice Chair Ric Zydorowicz</b>
<b>AYES:</b>	<b>Commissioners Ron Hahn, Joseph Holtorf, Jeff Peterson, Dennis O’Leary, Vice Chair Ric Zydorowicz, and Chairwoman Dawn Ellison</b>
<b>NAYS:</b>	<b>None</b>
<b>ABSTAIN:</b>	<b>None</b>
<b>MOTION CARRIED</b>	<b>6:0:0</b>

Chairwoman Ellison 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, Petitioners John McFarland of Lennar Communities of Chicago, Brad Moore of Manhard Consulting, and Residents Will Bihun of 10555 Oakland Court, Fred Biring of 10565 Oakland Court, Tom Senn of 12590 Garlieb, Seth Peterson of 11216 Sunset Lane, Terry Schwenk of 12220 Oakcrest Drive and Jeff Case of 12300 Oakcrest Drive.

Chairwoman Ellison asked if the petitioner had anything to add or present to which John McFarland thanked the Plan Commission remained available for questioning.

Resident Terry Schwenk asked questions about the Algonquin Road extension. Mr. Schwenk was concerned of the traffic congestion at the intersection of Route 47, and inquired if Pod 9 would potentially connect to Oakcrest Estates. It was suggested that any potential roadways be planned prior to any approval for Pod 10.

Resident Will Bihun was inquiring if Oakland Court would be tied into Founders Field or if future plans show connections between the Oakcrest Estates and Talamore subdivisions.

Director Nordman stated that the any roadway configurations for Pod 9 will be considered when an application is submitted for that area. The Algonquin Road extension project would be a county project with its own approval process.

- 5 Tom Senn asked whether the existing wetlands would be able to accommodate the runoff, questioned ingress and egress as being all through one access point, and lastly, what would the final elevation of the new homes be.

Brad Moore responded that the homes would be constructed at the same elevation as the homes across the street. He clarified that the 80,000 cubic yards of material currently mounded on the site would be spread across the 63 acres in Pod 10 which would result in an elevation increase of about 2.5' -3' taller from what it was originally.

Fred Biring expressed concern over the growing population in Huntley as a result of the new residential home construction and questioned if the schools can accommodate the increase in students.

- 15 Jeff Case inquired about the oak savanna preservation and wetland mitigation plans for the Pod 9 area.

Discussion took place regarding Talamore's southern natural area which is located between Pod 10 and Pod 9. Mr. Moore explained that the proposal shows these areas will remain as untouched wetland areas and explained that the trees within the wetland will stay.

20 Seth Peterson shared concerns regarding stormwater and drainage impacts upon his property claiming that a culvert was buried when the spoils from previous Talamore pods were mounded on the site.

25 Chairwoman Ellison explained that this circumstance has led to significant flooding and water issues for residents in the surrounding area.

Discussion continued between Chairwoman Ellison, Resident Seth Peterson, Development Engineer Scott Hajek, and the Petitioner's engineering consultant Brad Moore regarding the water and drainage issues and potential solutions.

30 There were no further public comments

Chairwoman Ellison thanked those members of the public for their statements and turned to the commissioners for their comments.

35 Commissioner Dennis O'Leary questioned the timing of the Reed Road extension to allow for an additional access point into the subdivision. Director Nordman explained that it would occur when undeveloped property to the north of Pod 10 is developed.

40 Vice Chair Ric Zydorowicz questioned why the petitioner is proposing a 35-foot rear yard as opposed to the existing 40-foot rear yard typically used in the previously approved Talamore pods. Mr. McFarland responded that this setback would accommodate the ranch home models, which give an option for a rear addition, and if selected, may extend into a 40-foot rear yard.

45 Commissioner Jeff Peterson asked for justification for the proposed 129 units and expressed that he too shares the residents concern for traffic congestion. Commissioner Peterson asked if the number of units were reduced, could the previously utilized 40-foot rear yard setback be applied to Pod 10. Mr. McFarland explained that the selected density was two units per acre (129 total) as opposed to the 457 multiple family townhomes that were preliminarily approved for this portion of the Talamore Subdivision.

50 Discussion took place amongst the commissioners and the petitioner regarding the request for a 35-foot rear yard setback. It was said this is solely for accommodating the ranch style home on certain lots, of which two of the seven models offered are ranches. Mr. McFarland estimates that about 25% of the homes constructed in the neighboring

Pod 8 are ranches and that Pod 10 could expect a similar amount. Director Nordman explained that the shallow lots, which are lacking the depth to accommodate the larger setback for the ranch model, are near the perimeter of the subdivision.

5 Commissioner Joseph Holtorf mirrored stormwater and drainage comments as well as raised the concern of only providing one ingress and egress for the entire subdivision suggesting that perhaps Reed Road extension be required to allow two points of access to the pod.

10 Commissioner Ron Hahn stated that the access concerns may be solved utilizing a geoblock area to allow for emergency only ingress and egress until the land to the north is developed. He explained that his primary concern was the stormwater and drainage. Commissioner Hahn stated that he was not comfortable moving this proposal forward without resolution of the raised issues.

15 Director Nordman reminded the commission that the consideration is for preliminary approval, and that all of the stormwater concerns will be flushed out through the completion of final engineering as required with a Final PUD and Final Plat of Subdivision.

20 Chairwoman Ellison also stressed the need for a second form of egress. Director Nordman stated that the Huntley Fire Protection District has looked at the preliminary plans and has made no comment on the need for additional access. Chairwoman Ellison sought answers for stormwater and drainage questions and requested a site visit to review the items.

25 Significant discussion ensued between the plan commissioners and the petitioners consulting engineer regarding the proposed grading plan, storm water detention requirements, and its impact on neighboring properties. It was again stressed that preliminary approval is needed to move forward with final engineering plans. Mr. Moore acknowledged that the existing conditions of the land is “broken” and the development plans intend to propose a solution to fix it.

30 Resident Schwenk from the audience asked the commissioners to discuss again the traffic impact to the Oakcrest subdivision and Route 47. Director Nordman stressed that the existing traffic network was designed to accommodate the entire Talamore Subdivision as it was originally master planned in 2006. Director Nordman recapped that the proposed unit count of 129 is much less dense than the original 457 units preliminarily approved for this location in 2006.

35 There were no further comments.

Chairwoman Ellison requested a motion to close the public hearing.

**A MOTION was made to close the public hearing to consider Petition No. 22-06.03**

40 **MOVED:** Commissioners Ron Hahn  
**SECONDED:** Commissioner Joseph Holtorf  
**AYES:** Commissioners Ron Hahn, Joseph Holtorf, Jeff Peterson, Dennis O’Leary,  
Vice Chair Ric Zydorowicz, and Chairwoman Dawn Ellison  
45 **NAYS:** None  
**ABSTAIN:** None  
**MOTION CARRIED** 6:0:0

50 Chairwoman Ellison requested a motion to approve the petition.

Commissioner Ron Hahn asked if the commission should move to take action considering the unknowns surrounding the stormwater and drainage issues discussed.



5 Development Engineer Scott Hajek stated that the proposed detention basin shows sufficient volume can be accommodated to support the proposed development, however, the unanswered question of how the water will drain from the detention basin to the Kishwaukee River will be extracted only through final engineering plans. Mr. Hajek explained that the plans for preliminary engineering meet the Village's ordinance requirements for showing appropriate volume and that is enough information to take preliminary action so that final engineering can be produced for further review by the Village.

10 Prior to roll call, Chairwoman Ellison clarified with Director Nordman that the Plan Commission can approve the Preliminary Plat of Subdivision and PUD with the understanding and expectation that final engineering will be produced and reviewed by the Village prior to plan commission consideration for Final Plat of Subdivision and Final PUD.

15 Commissioner Ron Hahn raised additional questions related to the design of the detention basin and its potential to impact the Pod 10 layout. Mr. Hajek explained that the preliminary design shows that enough volume has been provided, and that the bulk of the unanswered questions relate to drainage which should cause little impact to the preliminary Pod 10 layout as shown.

20 Mr. Moore presented an exhibit to the commission which showed the location of the drain tiles, including the one under the railroad tracks. Mr. Moore outlined to the Plan Commissioners the details of what was included in the preliminary plans with respect to drainage.

Discussion continued between Mr. Moore, Resident Seth Peterson, and the Plan Commission regarding the drain tile improvements forthcoming in the final engineering plans.

25 John McFarland appealed to the Commissioners stating should the Plan Commission award preliminary approval at this preliminary stage of the project, the developer can then invest in obtaining the required final engineering plans, in accordance with the Village's approval process.

30 The setbacks were further discussed. Director Nordman suggested that as part of the final submittal, the lots with the reduced depth would be noted to the commission so that it can be determined if 35' or 40' is an appropriate rear yard setback.

35 **A MOTION was made to approve Petition No. 22-06.03, Requesting approval of (i) a Map Amendment to rezone the ±179 Acres Commonly Known as Pod 9 and 10 of the Talamore Subdivision from "M" Manufacturing to "RE-1" (PUD) – Residential Estate District Planned Unit Development; (ii) Preliminary Plat of Subdivision for Pod 10 (±63.36 acres); and (iii) a Special Use Permit for Preliminary Planned Unit Development for Pod 10, including any necessary relief, in accordance with the plans that have been submitted to, and are on file with, the Village of Huntley subject to the following conditions:**

- 40
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.
  - 45 3. The Village of Huntley will require adherence to Illinois drainage law and best management practices for storm water management. The petitioner, its agents and assignees are responsible for not increasing the rate of storm water 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.
  - 50 5. No building construction permits, plans, or Certificates of Occupancy are approved as part of this submittal.

*The Plan Commission added the following conditions:*

6. **The petitioner shall provide Final Engineering plans designed and submitted to address the discussed drainage concerns.**
7. **Further investigation shall be provided to the feasibility of providing a second access point to Pod 10 for the purpose of ingress and egress.**

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**MOVED:** Commissioner Joseph Holtorf  
**SECONDED:** Vice Chair Ric Zydorowicz  
**AYES:** Commissioners Ron Hahn, Joseph Holtorf, Dennis O’Leary, Vice Chair Ric Zydorowicz  
**NAYS:** Commissioner Jeff Peterson and Chairwoman Dawn Ellison  
**ABSTAIN:** None  
**MOTION CARRIED** 4:2:0

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C. Petition No. 22-06.04, Chicago Bread, LLC, Petitioner, and Hamra Gateway, LLC, Owner, relating to Lot 5 of the Huntley Grove Commercial Subdivision, Request for approval of (i) Final Planned Unit Development, including any necessary relief; and (ii) A Special Use Permit for a Restaurant with a Drive-Through for a Panera Bread in accordance with the plans that have been submitted to, and are on file with, the Village of Huntley, pursuant to the requirements of Section 156.204 of the Huntley Zoning Ordinance.

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Chairwoman Ellison turned to Village staff to begin the PowerPoint presentation to review the petition.

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Senior Planner Scott Bernacki introduced the request for Final Planned Unit Development and Special Use permit which would accommodate the construction of a new 3,480 square foot Panera Bread café complete with 60 indoor seats, an outdoor patio, and a drive through lane located upon Lot 5 of the Huntley Grove Commercial Subdivision.

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The site plans was reviewed to show the 1.7 acre parcel on the southeast corner of Route 47 and Kreutzer Road with principal access to the site provided in the rear shared private driveway. The parking was reviewed to offer seventy-six (76) 10’ x 19’ parking spaces including three (3) dedicated “Delivery / Pick Up” spaces provided on the west side of the building. Pedestrian access is provided by a walkway leading from the multi-use path along Route 47 and a bike rack has been provided near the building’s northwest entrance. The site also supports retail pad for future development and a 1,890 square foot standalone building.

35

The building elevations were reviewed to include a combination of earth toned brick veneer and a beige colored nichiha fiber cement board. Green painted fiberglass panels would be used to accent the main entrance of the restaurant and drive-through window. Clear glass storefront windows line the north elevation and wrap around the northwest corner.

40

The landscape plan proposed (50) new trees, (182) shrubs, and a variety of perennials and grasses mixed in along the Route 47 frontage, parking lot islands, and drive through lane. It was acknowledged that the petitioner has requested relief to eliminate the landscape buffer and required plantings in the south side yard as similar to the relief that was previously approved for the site plan presented in 2017. The light fixture specifications for the Sternberg Prairie Series fixture as utilized in the surrounding developments was reviewed and it was noted that the fixtures are to be installed at a height as matching the neighboring lots.

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The signage plan and requested relief was reviewed to include seven wall signs upon all elevations along with a monument sign placed within the 100’ greenway buffer. Planner Bernacki recapped the comments made by the Village Board during the May 12, 2022 concept review.

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

1. All public improvements and site development must occur in full compliance with the submitted plans and all other applicable Village Municipal Services (Engineering, Public Works, Planning and Building) site design standards, practices and permit requirements.
2. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
3. The parapet wall height shall be installed to 6” above the proposed rooftop units to ensure proper screening from adjacent view.
4. The Dumpster enclosure is required to have an aluminum or steel gate and must be approved by the Development Services Department.
5. The lighting fixtures shall be pole mounted at 20’ to match that of the neighboring developments. The photometric plans shall be revised to reflect a minimum of 2.0 foot candles in the parking lot and no more than 0.5 foot candles at the property line. Specifications shall be submitted for any wall mounted lighting as shown. Plans shall be resubmitted and approved by the Development Services Department.
6. No building plans, permits, sign permits, or Certificates of Occupancy are approved as part of this submittal.

Chairwoman Ellison thanked Planner 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. 22-06.04**

**MOVED:** Vice Chair Ric Zydorowicz  
**SECONDED:** Commissioners Jeff Peterson  
**AYES:** Commissioners Ron Hahn, Joseph Holtorf, Jeff Peterson, Dennis O’Leary, Vice Chair Ric Zydorowicz, and Chairwoman Dawn Ellison  
**NAYS:** None  
**ABSTAIN:** None  
**MOTION CARRIED 6:0:0**

Chairwoman Ellison stated that this is a public hearing and anyone wishing to testify must be sworn in. The following persons were sworn in: Planner Scott Bernacki and Petitioners Chad Hallay of Hamra Gateway and Tom Wertzberger of Wertzberger Architects.

Chairwoman Ellison asked if the petitioner had anything to add or present to which Tom Wertzberger made himself available to address any questions or concerns the commission may have.

Mr. Wertzberger responded to comments from the Village Board concept review to “vary the height of parapets to provide a more architecturally interesting building” by stating that the parapets were already raised to shield any rooftop units from view, and that the lot is encumbered by a maximum height restriction for the outlot as enforced by Walmart, which prohibits any significant ability to vary the height any further.

Chairwoman Ellison asked if any members of the public had any comments to add. There were none.

Commissioner Dennis O’Leary requested façade enhancements be made upon the south elevation.

Vice Chair Zydorowicz asked how the pad site to the south reserved for future development would impact any façade improvements made upon the south elevation. Options for enhancement were discussed.

Vice Chair Zydorowicz clarified with Director Nordman the 70’ landscape frontage was a result of an IDOT right of way taking and the Panera plans are compliant with buffer requirements.

Commissioner Peterson asked if only three dedicated pick up spaces was appropriate for the restaurant. Chad Hallay mentioned that Panera will begin with three signs, but if demand necessitates additional spaces, they could add more signage.

Commissioner Holtorf confirmed with Mr. Wertzberger that the future development upon the south retail pad is for a standalone building and it will not be attached to the existing Panera.

5 Commissioner Ron Hahn confirmed with Mr. Wertzberger that any future development upon the south retail pad will be constructed with compatibility in height and design.

10 Chairwoman Ellison stated that she agrees with the comments made by Commissioner O’Leary that façade enhancements should be made upon the south elevation. It was said that enhancements were made on other buildings in the Route 47 corridor to prevent against the bland “service side” of a building. Past improvements included adding faux windows on the Walgreens and Auto Zone developments. It was discussed if similar improvements were necessary given that a future retail building may be constructed upon the south retail pad, shielding the enhancements from view. Chairwoman Ellison stated that although this may be the case, there is not a set timeline on when the future building may be constructed, resulting in a blank wall facing northbound Route 47 traffic for an unknown length of time.

20 Mr. Wertzberger began discussing opportunities for façade enhancement suggesting taller landscaping planted in the south retail pad. Mr. Wertzberger stated that it is intended that this area be maintained as lawn / turf grass until the developer wishes to erect a building upon the pad.

25 Chairwoman Ellison stated that taller landscaping would not satisfy her concern, however, that additional signage may be an option. Director Nordman stated that signage installed on all four sides of a building would generally be in character with previous relief offered in the corridor. Mr. Wertzberger and Mr. Hallay agreed that the added signage was amenable.

There were no further comments. Chairwoman Ellison requested a motion to close the public hearing.

**A MOTION was made to close the public hearing to consider Petition No. 22-06.04**

30 **MOVED: Commissioner Jeff Peterson**  
**SECONDED: Commissioner Joseph Holtorf**  
**AYES: Commissioners Ron Hahn, Joseph Holtorf, Jeff Peterson, Dennis O’Leary, Vice Chair Ric Zydorowicz, and Chairwoman Dawn Ellison**  
**NAYS: None**  
35 **ABSTAIN: None**  
**MOTION CARRIED 6:0:0**

Chairwoman Ellison requested a motion to approve the petition.

40 **A MOTION was made to approve Petition No. 22-06.04, Requesting approval of (i) A Final Planned Unit Development, including any necessary relief; and (ii) A Special Use Permit for a Restaurant with a Drive-Through within the “B-3 (PUD)” Shopping Center Business District – Planned Unit Development in accordance with the plans that have been submitted to, and are on file with, the Village of Huntley subject to the following conditions:**

- 45
1. **All public improvements and site development must occur in full compliance with the submitted plans and all other applicable Village Municipal Services (Engineering, Public Works, Planning and Building) site design standards, practices and permit requirements.**
  2. **The petitioner is required to meet all development requirements of the Huntley Fire Protection District.**
  - 50 3. **The parapet wall height shall be installed to 6” above the proposed rooftop units to ensure proper screening from adjacent view.**

4. **The dumpster enclosure is required to have an aluminum or steel gate and must be approved by the Development Services Department.**
5. **The lighting fixtures shall be pole mounted at 20' to match that of the neighboring developments. The photometric plans shall be revised to reflect a minimum of 2.0 foot candles in the parking lot and no more than 0.5 foot candles at the property line. Specifications shall be submitted for any wall mounted lighting as shown. Plans shall be resubmitted and approved by the Development Services Department.**
6. **Existing landscaping on the site shall be evaluated and replaced as needed.**
7. **No building plans, permits, sign permits, or Certificates of Occupancy are approved as part of this submittal.**

*The Plan Commission added the following condition:*

8. **A wall sign shall be added to the south elevation of the building.**

**MOVED:** Commissioner Jeff Peterson  
**SECONDED:** Commissioner Ron Hahn  
**AYES:** Commissioners Ron Hahn, Joseph Holtorf, Jeff Peterson, Dennis O’Leary, Vice Chair Ric Zydorowicz, and Chairwoman Dawn Ellison  
**NAYS:** None  
**ABSTAIN:** None  
**MOTION CARRIED** 6:0:0

Commissioner Peterson asked when the project is anticipated to start to which Mr. Wertzberger stated he hoped to obtain permits and mobilize contractors by the first of September and be open in spring 2023.

- D. Petition No. 22-06.05, Village of Huntley, petitioner, Request is for approval of a text amendment to the Village of Huntley Zoning Ordinance, Article IV, Section 156.032 (R-5) Multiple Family Residence District to add “Parking Area (Public)” as a permitted use in the “R-5” zoning district.

**A MOTION was made to open the public hearing to consider Petition No. 22-06.05**

**MOVED:** Commissioner Ron Hahn  
**SECONDED:** Vice Chair Ric Zydorowicz  
**AYES:** Commissioners Ron Hahn, Joseph Holtorf, Jeff Peterson, Dennis O’Leary, Vice Chair Ric Zydorowicz, and Chairwoman Dawn Ellison  
**NAYS:** None  
**ABSTAIN:** None  
**MOTION CARRIED** 6:0:0

Chairwoman Ellison turned to Village staff to begin the PowerPoint presentation to review the petition.

Director Nordman explained that the request is to allow for a “Public Parking Lot” upon land zoned R-5. It is intended that this use be utilized upon the Village owned parcel surrounding The Cornell development and it is unlikely to be utilized elsewhere at this time.

Chairwoman Ellison 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

Chairwoman Ellison asked if any members of the public had any comments to add to which no members of the public had anything to add.

There were no further comments. Chairwoman Ellison requested a motion to close the public hearing.

**A MOTION was made to close the public hearing to consider Petition No. 22-06.05**

**MOVED:** Vice Chair Ric Zydorowicz  
**SECONDED:** Commissioner Ron Hahn  
**AYES:** Commissioners Ron Hahn, Joseph Holtorf, Jeff Peterson, Dennis O’Leary,  
5 Vice Chair Ric Zydorowicz, and Chairwoman Dawn Ellison  
**NAYS:** None  
**ABSTAIN:** None  
**MOTION CARRIED** 6:0:0

10 Chairwoman Ellison requested a motion to approve the petition.

A MOTION was made to approve Petition No. 22-06.05, Requesting approval of a text amendment to the Village of Huntley Zoning Ordinance, Article IV, Section 156.032 (R-5) Multiple Family Residence District to add “Parking Area (Public)” as a permitted use in the “R-5” zoning district

15 **MOVED:** Commissioner Ron Hahn  
**SECONDED:** Commissioner Jeff Peterson  
**AYES:** Commissioners Ron Hahn, Joseph Holtorf, Jeff Peterson, Dennis O’Leary,  
20 Vice Chair Ric Zydorowicz, and Chairwoman Dawn Ellison  
**NAYS:** None  
**ABSTAIN:** None  
**MOTION CARRIED** 6:0:0

25 8. Discussion

Director Nordman stated the next Plan Commission meeting is scheduled for July 11, 2022, but there does not appear to be any cases. There was no further discussion.

30 9. Adjournment

At 8:51 pm, a MOTION was made to adjourn the June 27, 2022 Plan Commission meeting.

35 **MOVED:** Chairwoman Dawn Ellison  
**SECONDED:** Vice Chair Ric Zydorowicz  
**AYES:** Commissioners Ron Hahn, Joseph Holtorf, Jeff Peterson, Dennis O’Leary,  
Vice Chair Ric Zydorowicz, and Chairwoman Dawn Ellison  
**NAYS:** None  
**ABSTAIN:** None  
**MOTION CARRIED** 6:0:0

40 Respectfully submitted,



45 Senior Planner  
Village of Huntley