

VILLAGE OF HUNTLEY
PLAN COMMISSION MEETING MINUTES
April 10, 2023

5 **CALL TO ORDER**

A meeting of the Village of Huntley Plan Commission was called to order on Monday, April 10, 2023 at 6:30 p.m. in the Municipal Complex, Village Board Room, 10987 Main Street, Huntley, Illinois 60142.

PLEDGE OF ALLEGIANCE

10 Chairwoman Dawn Ellison led the Pledge of Allegiance.

ROLL CALL

PRESENT: Commissioners Ron Hahn, Joseph Holtorf, Jeff Peterson, Dennis O’Leary, Terra DeBaltz, Vice Chairman Ric Zydorowicz, and Chairwoman Dawn Ellison

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ABSENT: None.

IN ATTENDANCE: Senior Planner Scott Bernacki and Development Engineer Scott Hajek

20 **PUBLIC COMMENT**

None

APPROVAL OF MINUTES

25 A. Approval of the February 27, 2023 Plan Commission Meeting Minutes

A MOTION was made to approve the February 27, 2023 Plan Commission Meeting Minutes.

MOTION: Commissioner Ron Hahn

SECOND: Vice Chairman Ric Zydorowicz

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

NAYS: None

ABSTAIN: None

MOTION CARRIED 7:0:0

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PUBLIC HEARING(S)

40 A. Petition No. 23-04.01, Lennar Communities of Chicago, LLC, as Petitioner and Huntley Venture LLC, as Owner, Relating to ±118.1 acres commonly known as Pod 9 of the Talamore Subdivision, Request for approval of (i) a Map Amendment to rezone the north east portion of the Property (12.43 acres) from “RE-1” (PUD) – Residential Estate District Planned Unit Development to “R-4” (PUD) Townhomes Residence District Planned Unit Development; (ii) Preliminary Plat of Subdivision for Pod 9; and (iii) a Special Use Permit for Preliminary Planned Unit Development for Pod 9, 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.

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Chairwoman Ellison requested a motion from the Commission to open the public hearing.

A MOTION was made to open the public hearing to consider Petition No. 23-04.01

MOTION: Commissioner Terra DeBaltz
SECOND: Vice Chairman Ric Zydorowicz
AYES: Commissioners Ron Hahn, Joseph Holtorf, Jeff Peterson, Dennis O’Leary, Terra DeBaltz, Vice Chairman Ric Zydorowicz, and Chairwoman Dawn Ellison
NAYS: None
ABSTAIN: None
MOTION CARRIED 7:0:0

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10 Chairwoman Ellison 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 John McFarland of Lennar Corporation, Residents Dan and Judy Keippel of 10585 Oakland Court, Will and Joy Bihun of 10555 Oakland Court, Fred Biring of 10565 Oakland Court, and Brian Zerm of 12265 Oakcrest Drive.

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

Senior Planner Scott Bernacki introduced the request from the petitioner, Lennar Communities of Chicago, who is requesting approval of a Map Amendment to rezone the north east portion of the Property to “R-4” (PUD) Townhomes Residence District Planned Unit Development; Preliminary Plat of Subdivision; and a Special Use Permit for Preliminary Planned Unit Development, including any necessary relief, to accommodate the proposed construction of 179 dwelling units upon Pod 9 of the Talamore Subdivision.

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25 An aerial photograph was shared to show the subject 118 acres is located at the southwest corner of Reed Road and Founders Field Boulevard which is commonly referred to as Pod 9 of the Talamore Subdivision. The commission was reminded that in July of 2022, Lennar received approval to rezone the property from “M” Manufacturing District to “RE-1” (PUD) Residential Estate District Planned Unit Development.

30 Planner Bernacki provided additional history on the site by stating in 2006, the area known as Pod 9 was preliminary planned for 165 single family “cluster” style homes and included right-of-way for the future extension of Algonquin Road.

35 The site plan was introduced to include the construction of 97 age targeted single family homes and 82 traditional townhome units. Access was reviewed to include two access points from Reed Road. The first access point creates a 4-way intersection at Reed Road and Founders Field Boulevard which will serve as the primary access point for the townhome area. The second access is located further west on Reed Road and serves the single family homes located on the west side of Pod 9. Future roadway connectivity has been planned at the conclusion of Jordi Road at the north end and Ainsworth Road at the south end when the vacant land to the east of Pod 9 is developed. The preliminary plat also provided a dedication of land to the Village to allow for the future extension of Algonquin Road as required by past Development Agreements. The dedication includes a ±19 acre, 160-foot-wide strip of land north of the Oakcrest subdivision which accommodates flexibility in future roadway configuration. It was lastly noted that the required park land dedication has already been provided within the existing portions of the Talamore subdivision.

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45 Planner Bernacki reviewed the single family offerings within Pod 9 which include 97 single family lots. The lots will have a minimum lot area of 7,875 square feet and a minimum lot width of at least 63 feet. The typical lot will support a minimum 25-foot front yard and corner side yard setback, a 30-foot rear yard setback, and a 6-foot side yard setback. These proposed typical lot setbacks are consistent with the existing age targeted single-family lots located in Pod 5. The single family home product is proposed to be a continuation of the Andare homes approved and constructed within Pod 5, which offer the same single story ranch models Napa, Rutherford, Siena, and Sonoma with three different elevation packages.

5 Planner Bernacki secondly reviewed the preliminary plat which also proposed two-story traditional townhomes totaling 82 units. In order to accommodate the townhome product, the applicant proposed to rezone the identified ±12.43 acres located at the southwest corner of Reed Road and Founders Field Boulevard from the existing “RE-1 (PUD)” Residential Estate District – Planned Unit Development to “R-4 (PUD)” Townhomes Residence District – Planned Unit Development. It was reminded that all of the existing residential townhome pods in the Talamore subdivision carry the same “R-4 (PUD)” zoning designation. The typical building setbacks were reviewed to include a minimum 25-foot front yard setback, with a minimum side to side building separation of at least 20 feet, side to rear of at least 50 feet, and rear to rear of at least 60 feet. It was said that these proposed typical lot setbacks are consistent with the existing townhomes located in the adjacent Pod 7. Front and corner side elevation drawings were reviewed showing that the proposed townhome product for Pod 9 is of similar style offered within the adjacent Pod 7. The two-story buildings may contain four, five, or six units and each unit offers an attached front facing two-car garage.

15 The preliminary landscape plan was reviewed to show a 50 foot landscaped buffer for the lots backing to Reed Road offering a variety of shade, ornamental, and evergreen trees paired with deciduous shrubs. Entry plantings have been provided at the two access points along Reed Road. Along the eastern perimeter of Pod 9, another strip of shade, evergreen, and ornamental trees are proposed to be planted in the rear of the homes and townhomes that abut the undeveloped land to the east. Outlot C and E provide a landscaped buffer where the rear or side of a townhome abut a single family lot, thus providing a natural separation between the two zoning districts.

25 A stormwater management basin with emergent plant bottoms and wet meadow perimeter plantings is proposed to be located west of the homes on Ainsworth Court and will support a multi-use path with bench seating surrounding the basin’s perimeter. Low profile prairie seed & blanket will be used moving outward from these areas. The remaining existing wetland area positioned west of Pod 9 and between Pod 10 will remain untouched. Outlot A was reviewed to support a public patio and seating area overlooking the wetland areas. Parkway trees will be spaced every 40 feet in accordance with the Village’s Landscape Ordinance and typical lot landscaping plans have been provided for both the single family homes and townhomes.

30 Planner Bernacki explained the proposed 145-foot-wide landscape buffer along the southern edge of Pod 9, adjacent to the 160 – foot wide strip of land to be dedicated for the Algonquin Road extension. The area will support a row of newly planted shade, evergreen, and ornamental trees atop a ±10’-tall berm to assist in shielding the new single family lots from the existing Oakcrest Subdivision and the potential future extension of Algonquin Road. It was said that the closest Pod 9 residential lot is over 300 feet from the existing homes on Oakland Court within the Oakcrest Estates Subdivision to the south.

The commission was reminded that conceptual plans were favorably reviewed by the Village Board on January 12, 2023.

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 plans and all applicable Village codes, ordinances, and 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 petitioners will comply with all final engineering revisions to be approved by the Village Engineer and Development Services Department.

4. 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.
5. The Preliminary Plat shall be revised to include the dedication of Outlot G to the Village for the future extension of Algonquin Road.
6. The landscape plans and the ongoing maintenance terms for Outlot G shall be finalized and approved by the Village.
7. The applicant shall disclose upon sale to the buyers of lots 13 – 27, 42, and 60 – 71 of the County’s future plan to construct the Algonquin Road extension in the areas adjacent to the identified lots.
8. The Village’s subdivision ordinance requires walkway connectivity along the full length of the development area. Further investigation shall be provided to the feasibility of constructing a multi-use path along the south side of Reed Road beginning at Founders Field Boulevard and continuing west to the entrance of Pod 10.
9. The sanitary sewer maintenance access roads proposed for the rear of the identified residential lots shall be signed as follows “Emergency and Authorized Vehicles Only”.
10. The side and rear elevations of the single family homes and townhomes shall provide upgraded elevations that feature the following
 - a. 4/4x4” wood window surrounds and corner boards
 - b. 4/4x8” frieze boards
 - c. Window Grills
 - d. Either shutters or trim around the windows or a bay window at the first floor.
11. No building plans, construction permits, sign permits, or Certificates of Occupancy are approved as part of this submittal.

Planner Bernacki reviewed the future review process, stating that following approval of the Preliminary Plat of Subdivision and Preliminary Planned Unit Development for Pod 9, the petitioner is required to submit a development application for Final Plat of Subdivision and Final Planned Unit Development for approval by the Plan Commission and Village Board.

Chairwoman Ellison thanked Planner Bernacki and asked if the Petitioners had any comments to add to which John McFarland of Lennar Corporation offered a point of clarification that Pod 9 & 10 were originally planned to support 456 units. Mr. McFarland explained that based on market demands for the area, the number of units for the two pods was reduced to just over 300.

Chairwoman Ellison asked if any members of the public had any comments to add.

Resident Dan Keippel of 10585 Oakland Court voiced concern over the proximity of the potential Algonquin Road extension to the existing Oakcrest Estates Subdivision. It was stated that Pod 9 proposes a significant landscape buffer, however, the plans do not show the same for Oakcrest Estates. Chairwoman Ellison stated that the potential Algonquin Road extension is a county roadway project, and any buffer would need to be accommodated as part of the roadway extension plans, should it ever occur. Resident Keippel questioned whether the space was enough to accommodate the extension. Planner Bernacki clarified that Outlot G was 160 wide at its narrowest, offering flexibility in roadway configuration. Planner Bernacki assured the resident that should the county elect to proceed with the plans to extend Algonquin Road, that the Village would play a role in its roadway design, including the amount of buffer. Resident Keippel stated that the design of Pod 9 should be redesigned to accommodate a larger area for the potential roadway expansion.

Resident Will Bihun of 10555 Oakland Court mentioned that his property was the closest to the potential

5 extension of Algonquin Road. Resident Bihun mentioned that the roadway should be designed to be as close to Pod 9 as possible, leaving the new subdivision 145 feet of buffer and Oakcrest Estates 80 feet of buffer. Planner Bernacki again assured the resident that should the county elect to proceed with the plans to extend Algonquin Road, that the Village and its residents would play a role in discussing its roadway design, including the buffer space. Resident Bihun asked what the Village's ordinances were for required buffer area provided near a roadway of this size. Planner Bernacki stated that any roadway extension would comply with the Village's standards for roadway design. Planner Bernacki announced that the hearing this evening does not relate to the roadway configuration or landscape buffer design for the proposed extension, that these plans would be drafted as the project is pursued, and the timeline for the pursuit of this project is unknown. Planner Bernacki mentioned that the commission has been asked to take action on the preliminary plans for Pod 9, which does not include any planned connections to the Oakcrest Estates Subdivision.

15 Resident Fred Biring of 10565 Oakland Court questioned who owns the land which would become the Algonquin Road Extension. Planner Bernacki noted that the 19 acre Outlot G is currently owned by the petitioner, and that the petitioner is required by past development agreements to dedicate this are to the Village to allow for the potential extension. Resident Biring asked who owns the land that is being farmed east of Pod 9. Planner Bernacki answered that all ownership records are public information and the Village is not aware of any plans to develop this area at this time. Resident Biring made the commission aware of the Coyote population near the subject property and questioned the relocation process or impacts it may have on the nearby residences.

20 Resident Brian Zerm of 12265 Oakcrest Drive acknowledged some of Huntley's traffic concerns stating that if the community were to continue its growth, that a western roadway extension of Algonquin Road would be imminent. Resident Zerm proposed to the commissioners that if Lennar is setting aside a 145 – foot buffer with a berm, shouldn't the Oakcrest Estates be given the same consideration? Resident Zerm requested that the Commission take no action on the preliminary plans until the roadway is planned, ensuring that due consideration is given to the Oakcrest Estates residents.

Chairwoman Ellison turned to the Plan Commissioners for comment.

30 Commissioner Ron Hahn noted that if Algonquin Road were to be extended, and if 50 feet were to be left over from the 160 feet of dedication, that it would be similar in distance to the landscape buffer provided along Reed Road, which seems appropriate. It was also suggested that if Algonquin Road were to be extended, consideration should be given to setting aside a lot or two to accommodate a potential connection of Pod 9 to Algonquin Road.

35 Commissioner Joseph Holtorf stated his agreement with Commissioner Hahn to provide for a southern connection from Pod 9 to Algonquin Road. Commissioner Holtorf suggested that an assessment from the county be solicited now regarding the future roadway extension to determine if the 160 feet set aside would appropriately accommodate the planned extension with a suitable buffer.

40 Commissioner Jeff Peterson clarified with Mr. McFarland that the landscape berm begins immediately adjacent to the platted home sites on the south end of the Pod. Commissioner Peterson requested that additional land immediately south of the 10' berm be dedicated to the Village to accommodate more than the proposed 160 feet of buffer allowing even further flexibility in roadway configuration. It was discussed that the idea of home acquisition of the existing properties on Oakland Court for the purpose of providing a greater buffer for the Oakcrest Estates Subdivision would almost assuredly be overreaching, as it was said that the 160 feet proposed is more than suitable to provide a large number of potential roadway configurations. Mr. McFarland stated that he would work with his engineers and the Village consider dedicating additional area totaling of 180 feet to the Village, allowing for greater flexibility in roadway configuration (80 feet estimated roadway and 100 feet estimated buffer) should it ever be pursued by the county.

5 Commissioner Terra DeBaltz agreed with the course of action suggested by Commissioner Peterson, that any additional area that can be dedicated will assist Oakcrest Estates residents. Commissioner DeBaltz asked if the 160 feet currently set aside was a county requirement. Planner Bernacki confirmed that the petitioner has proposed the dedication area as shown by the preliminary plat of subdivision. Development Engineer Scott Hajek noted that there are quite a number of challenges for this expansion project, including the railroad tracks, wetland areas, and the existing roadway configuration which will impact how the potential future extension is constructed. It was noted that it cannot be confirmed at this time how much area is exactly needed by the County for the roadway and how much area can be set aside for a landscaped buffer, however, 160 would seemingly provide significant flexibility in roadway design. Development Engineer Hajek stated that the cost and design of the buffer would be a part of the overall roadway bid. Commissioner DeBaltz stated that she was in favor of the continuation of the existing Andare product in Pod 9.

15 Commissioner Dennis O’Leary voiced his support to proceed with the approvals of Pod 9, and that the discussions revolving around the design and approval of the potential future extension of Algonquin Road will continue when the project becomes closer.

20 Vice Chairman Ric Zydorowicz agreed with the suggestions of Commissioner Peterson and DeBaltz that further investigation can be given to increasing the land to be dedicated to the Village upon Outlot G with the goal of providing added flexibility in roadway configuration. Vice Chairman Zydorowicz voiced his support to proceed with the approval of Pod 9 while assuring the residents that conversations regarding the future extension of Algonquin Road will continue should the County pursue the extension project further.

25 Chairwoman Dawn Ellison clarified with Planner Bernacki that this hearing is to consider the Preliminary Plat of Subdivision and should the commission desire, the suggestion by Commissioner’s Peterson, DeBaltz and Vice Chair Zydorowicz can be added to investigate accommodating a larger dedication area. Chairwoman Ellison questioned the viability of the potential extension, given the obstacles and cost.

30 Resident Biring approached the podium and questioned the home sizes, to which it was re-stated that the home product proposed for Pod 9 mirrors the home product already constructed elsewhere in the subdivision and that the Andare product is “age targeted” single family housing.

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

35 **A MOTION was made to close the public hearing to consider Petition No. 23-04.01**

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

45 Commissioner Ron Hahn asked whether anyone else on the commission was of the opinion that Pod 9 should provide an area for a connection to Algonquin Road, should it ever be extended.

Chairwoman Ellison and Commissioner DeBaltz stated that Pod 9 was already being served by two access points and that they were not in favor of providing the potential additional connection to Algonquin Road. Chairwoman Ellison also stated without a traffic study performed, as would be a part of the expansion project, it would be

difficult to plan an appropriate location for the connection.

Chairwoman Ellison requested a motion to approve the petition.

5 **A MOTION was made to approve Petition No. 23-04.01, Requesting approval of (i) a Map Amendment to rezone the north east portion of the Property (12.43 acres) from “RE-1” (PUD) – Residential Estate District Planned Unit Development to “R-4” (PUD) Townhomes Residence District Planned Unit Development; (ii) Preliminary Plat of Subdivision for Pod 9; and (iii) a Special Use Permit for Preliminary Planned Unit Development for Pod 9, 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:**

1. All public improvements and site development must occur in full compliance with the submitted plans and all applicable Village codes, ordinances, and Municipal Services (Engineering, Public Works, Planning and Building) site design standards, practices and permit requirements.
- 15 2. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
3. The petitioners will comply with all final engineering revisions to be approved by the Village Engineer and Development Services Department.
4. The Village of Huntley will require adherence to Illinois drainage law and best management practices for stormwater management. The petitioner, its agents and assignees are responsible for not increasing the rate of stormwater runoff and will be required, to the extent practicable, to minimize any increase in runoff volume through “retention” and design of multi-stage outlet structures.
- 20 5. The Preliminary Plat shall be revised to include the dedication of Outlot G to the Village for the future extension of Algonquin Road.
6. The landscape plans and the ongoing maintenance terms for Outlot G shall be finalized and approved by the Village.
- 25 7. The applicant shall disclose upon sale to the buyers of lots 13 – 27, 42, and 60 – 71 of the County’s future plan to construct the Algonquin Road extension in the areas adjacent to the identified lots.
8. The Village’s subdivision ordinance requires walkway connectivity along the full length of the development area. Further investigation shall be provided to the feasibility of constructing a multi-use path along the south side of Reed Road beginning at Founders Field Boulevard and continuing west to the entrance of Pod 10.
- 30 9. The sanitary sewer maintenance access roads proposed for the rear of the identified residential lots shall be signed as follows “Emergency and Authorized Vehicles Only”.
10. The side and rear elevations of the single family homes and townhomes shall provide upgraded elevations that feature the following
 - a. 4/4x4” wood window surrounds and corner boards
 - b. 4/4x8” frieze boards
 - c. Window Grills
 - d. Either shutters or trim around the windows or a bay window at the first floor.
- 35 11. No building plans, construction permits, sign permits, or Certificates of Occupancy are approved as part of this submittal.

The Plan Commission added the following conditions:

12. Further investigation shall be given to increasing the width of land upon Outlot G, to be dedicated to the Village, allowing for an area wider than 160 feet between Pod 9 and the Oakcrest Estates Subdivision.

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MOTION: Commissioner Jeff Peterson
SECOND: Vice Chairman Ric Zydorowicz
AYES: Commissioners Ron Hahn, Joseph Holtorf, Jeff Peterson, Dennis O’Leary, Terra DeBaltz, Vice Chairman Ric Zydorowicz, and Chairwoman Dawn Ellison

NAYS: None
ABSTAIN: None
MOTION CARRIED 7:0:0

5 **DISCUSSION**

Chairwoman Ellison thanked those in attendance for voicing their concerns and sharing their feedback.

10 Planner Bernacki announced that this was a preliminary Plan Commission hearing and that the positive recommendation will be forwarded to the Village Board as required to take action on the preliminary requests. It was again noted that the petitioner must also file for Final Plat of Subdivision and Final Planned Unit Development.

15 Planner Bernacki responded to the commission regarding potential / ongoing development and advised the Commissioners of the upcoming April 24 Plan Commission meeting.

ADJOURMENT

There being no further items to discuss, a MOTION was made to adjourn the meeting at 7:33 pm.

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

Respectfully submitted,



30 Senior Planner
Village of Huntley