

**VILLAGE OF HUNTLEY  
VILLAGE BOARD  
MEETING MINUTES  
July 14, 2022**

**CALL TO ORDER:**

A meeting of the Village Board of the Village of Huntley was called to order on Thursday, July 14, 2022 at 7:00 p.m. in the Municipal Complex, Village Board Room, 10987 Main St., Huntley, Illinois 60142.

**ATTENDANCE:**

**PRESENT:** Mayor Timothy Hoeft; Trustees: Ronda Goldman, Mary Holzkopf, Niko Kanakaris, Curt Kittel, Harry Leopold and JR Westberg.

**ABSENT:** None

**IN ATTENDANCE:**

Village Manager David Johnson, Deputy Village Manager Lisa Armour, Director of Development Services Charles Nordman, and Management Assistant Barbara Read.

**PLEDGE OF ALLEGIANCE:** Mayor Hoeft led the Pledge of Allegiance.

**SPECIAL PRESENTATIONS:** None

**PUBLIC COMMENTS:** Seth Peterson, 11216 Sunset, said he did not have a public comment, but was in attendance for the Talamore 10 agenda item presentation. He added that his family owned the Gorka property north of the Talamore property and that Lennar has been very good to work with regarding some of the water and drainage issues around the property.

**CONSENT AGENDA:**

All items listed under Consent Agenda are considered to be routine by the Village Board and may be approved and/or accepted by one motion with a Roll Call Vote. If further discussion is needed, any member of the Board may request that an item be moved off of the Consent Agenda to Items for Discussion and Consideration.

- a) Consideration – Approval of the June 9, 2022 Village Board and the June 23, 2022 Village Board Meeting Minutes
- b) Consideration – Approval of the July 14, 2022 Bill List in the Amount of \$854,806.39
- c) Consideration – Approval of Payout Request No. 2 to Martam Construction, Inc. for the Eakin Creek Sanitary Interceptor Sewer in the amount of \$414,763.56
- d) Consideration – Approval of Payout Request No. 2 to Geske and Sons, Inc. for the 2022 Street Improvement Program in the amount of \$741,560.77
- e) Consideration – Ordinance Proposing 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
- f) Consideration – Ordinance Accepting Public Improvements for Talamore Subdivision Pods 6 and 7, and Ackman Road, Talamore Boulevard, Founders Field Boulevard, and Reed Road

Mayor Hoeft asked if the Village Board had any comments or changes to the Consent Agenda; there were none.

**A MOTION was made to approve the July 14, 2022 Consent Agenda.**

**MOTION:** Trustee Kanakaris  
**SECOND:** Trustee Kittel  
**AYES:** Trustees: Goldman, Holzkopf, Kanakaris, Kittel, Leopold and Westberg  
**NAYS:** None  
**ABSENT:** None  
**The motion carried: 6-0-0**

**ITEMS FOR DISCUSSION AND CONSIDERATION:**

- a) Consideration – Ordinance Approving A Special Use Permit for Indoor Amusement within the “M” Manufacturing District, including any necessary relief, accommodating a ±7,008 square foot commercial health and exercise club within the existing building located at 11419 Smith Drive

Director of Development Services Charles Nordman said that Pound 4 Pound Fitness Equipment is an existing business 61,820 square-foot building located at 11419 Smith Drive. The building currently includes a 7,970 square-foot office that the company utilizes to buy and resell fitness equipment. The remaining 53,850 square feet is warehouse space dedicated to storing, shipping and receiving the product.

The petitioner is proposing an interior renovation of the space that would result in a divisible building supporting two separate units. Pound 4 Pound Fitness Equipment will operate the warehouse/office in the 54,812 square-foot Unit A. The remaining 7,008 square feet in the new Unit B is proposed to be converted to a commercial health and exercise club. The Zoning Ordinance includes Indoor Amusement as a Special Use within the “M” Manufacturing District, allowing for operations including commercial health and exercise clubs.

STAFF ANALYSIS

*Site Plan*

The existing building has two entrances from the parking lot on the north side of the building. The west entrance will remain to service the existing business, Pound 4 Pound Fitness (Unit A). The secondary east entrance would serve as the principal point of entry for the proposed health and exercise club (Unit B). The proposed work is interior to the building and no changes are proposed to the building’s elevation, landscaping, lighting, or signage.

*Parking*

The existing parking lot provides 33 parking spaces to the north of the building. There are an additional 40 parking spaces in the lot located just west of the building. Table XII-2 of the Zoning Code requires one parking space per 1,000 square feet of warehouse area, four parking spaces per 1,000 square feet of office area, and 0.3 parking spaces per person of designed capacity for the health and exercise club. The proposal requires 112 parking stalls be provided on site in accordance with the parking breakdown listed below.

USE	AREA	CODE	PARKING REQUIRED
Warehouse	49,710	1 Stalls per 1,000 SF	50
Office	5,102	4 Stalls per 1,000 SF	20
Gym	7,008	.3 Stalls per capacity (140)	42
TOTAL			112

*Required Relief*

As proposed, the plans will require the following relief to be approved as part of the Special Use Permit:

1. Table XII-2 of the Zoning Code requires one parking space per 1,000 square feet of warehouse area, four parking spaces per 1,000 square feet of office area, and .3 parking spaces per person of designed capacity for the fitness center. The plans provide for 73 existing parking spaces. Relief is required to allow for 73 parking spaces instead of 112 spaces.

Per the petitioner, the business currently employs eight people, requiring minimal parking spaces.

*Special Use*

A Special Use Permit for an Indoor Amusement use in the “M” Manufacturing District is requested to accommodate the proposed commercial health and exercise club. The petitioner’s responses to the standards identified in Section 156.068(E) of the Zoning Ordinance has been provided as an attachment to this report. The Plan Commission considered both the public benefit and mitigation of adverse impacts when evaluating the petitioner’s evidence.

*Plan Commission Recommendation*

The Plan Commission conducted a public hearing to consider the petitioner’s request on June 27, 2022, and, with no members of the public offering testimony in favor or opposition to the request, unanimously recommended approval of the petition by a vote of 6 to 0, subject to the following conditions:

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.
3. No building permits, plans, or Certificates of Occupancy are approved as part of this submittal.
4. The Plan Commission added the following condition:
5. The parking lot shall be expanded if it is determined that additional parking is needed in the future.

2022-2025 STRATEGIC PLAN ALIGNMENT

The Strategic Plan identifies “Strong Local Economy” as a strategic focus and the following goal: “Location of Choice for New and Expanding Businesses of all Sizes.”

Director of Development Services Nordman concluded his presentation and said that Mr. Eric Eul was in attendance to address any concerns or questions. Trustee Westberg asked Mr. Eul if there were any plans for a monument sign along Kreutzer Road. Mr. Eul said he had not planned on a monument sign or ground signage at this time, but would like to eventually have signage installed. Director Nordman

said he would have to apply for a sign permit and would not have to appear again before the village board if the signage request met all code requirements.

Trustee Goldman asked if Mr. Eul intended to target the employees of the industrial park for members or if he would also include residents. Mr. Eul said he is planning on including employees of the industrial park but will also be reaching out to residents via social media and flyers. Trustee Holzkopf asked if the business would be a cross fit or traditional workout routine. Mr. Eul said it would be primarily traditional, but would also include some work out camps as well. Trustee Kanakaris asked if the dumpsters could be moved away from the front of the building or if something could be done to make the building look nicer and not like an industrial park building. Mr. Eul said he could place the dumpster on the other side of the building. Mayor Hoeft asked if there were any further questions. There were none.

**A MOTION was made to approve an Ordinance Approving A Special Use Permit for Indoor Amusement within the “M” Manufacturing District, including any necessary relief, accommodating a ±7,008 square foot commercial health and exercise club within the existing building located at 11419 Smith Drive.**

**MOTION: Trustee Leopold**  
**SECOND: Trustee Kanakaris**  
**AYES: Trustees: Goldman, Holzkopf, Kanakaris, Kittel, Leopold and Westberg**  
**NAYS: None**  
**ABSENT: None**  
**The motion carried: 6-0-0**

- b) Conceptual Review – Proposed Site Plan and Building Elevations for an Expansion to Huntley Ford, 13900 Automall Drive; and Authorization to Begin Negotiations for a Business Development Agreement

Director of Development Services Charles Nordman stated that Huntley Ford has submitted conceptual plans for the proposed expansion of the dealership that will include façade upgrades and an expanded vehicle display lot. The expansion to the building will include new service bays at the rear of the building intended to better meet the demands of new vehicle types, specifically hybrid and electric vehicles. The façade improvements include exterior, interior and site renovations that are intended to align with Ford’s Signature Program. The proposed plans also include expanding the dealership’s vehicle display lot on the adjacent 4-acre parcel to the west of the dealership. Huntley Ford recently purchased the 4 acres, in addition to, the remaining 6.13 acres to the south.

STAFF ANALYSIS

The proposed improvements to the building’s exterior would include the installation of aluminum composite metal panels over a majority of the front elevation and new signage. The sides and rear of the building would be painted to match the color of the metal panel system used on the front of the building. The interior of the building would also be updated with new flooring, wall and ceiling finishes. Site renovations would include new electric vehicle chargers and upgraded site landscaping.

A building addition is also proposed to the rear of the dealership that will add approximately 15,000 square feet. The addition will create new service bays to accommodate various vehicle types.

A new 361 space display/storage lot would be constructed on the 4-acre parcel immediately west of the dealership. The display lot would include an area for stormwater management, new lighting,

landscaping, and a cross access to the existing dealership's display lot. The proposed landscaping includes the installation of seven landscape islands centrally located within the display lot and perimeter landscaping that would consist of various trees and shrubs.

The petitioner has also provided a conceptual site plan that shows the possibility of adding two additional dealerships on the remaining 6.13 acres. This plan is preliminary in nature, as no dealerships have been identified for the remaining property. It is intended to show how future development may be accommodated on the remaining land.

#### REQUIRED APPROVALS

The proposed plans will require the following review and approvals from the Plan Commission and Village Board:

- Site Plan Review
- Plat of Subdivision to consolidate Lot 2 (proposed display lot) with Lot 1 (existing dealership)

#### FINANCIAL IMPACT

The petitioner has estimated the expansion and upgrades to be an \$8.88 million investment. The petitioner is seeking authorization from the Village Board to enter into negotiations for a Business Development Agreement that would provide assistance for the proposed projects.

#### 2022-2025 STRATEGIC PLAN ALIGNMENT

The Strategic Plan identifies *"Strong Local Economy" as a strategic focus*, and the following goal: *"Location of Choice for New and Expanding Businesses of All Sizes."*

#### COURTESY REVIEW

The petitioner has requested the Village Board to conceptually review the proposed plans. The Village Board is not required to provide a formal position statement on the proposal, and the petitioner shall not be required to comply with any position statements which are offered. The concept review shall provide the petitioner with initial comments and concerns that should be considered as they proceed in the formal review process. The Village Board and its individual members are not bound by any comments made during the discussion and the petitioner acknowledges that it cannot claim in the future any reliance whatsoever on those comments.

Director of Development Services Nordman concluded the presentation and said Mr. Gene Khayenko and Mr. Dave Olufs, representing the petitioner, were in attendance to address any concerns and questions. Mayor Hoeft asked if Mr. Khayenko had anything to add to the presentation. Mr. Khayenko said his company has increased their annual revenue each year and would like to upgrade and expand their current facility. He added that they are in negotiations to obtain more dealerships for the property they just purchased. Trustee Goldman commended the petitioners on their project and asked if the Quick Lane would be moved. Mr. Khayenko said the plan is to expand the service area but the details have not been finalized because Ford is still reviewing the layout. He said that they are expanding so they can also service larger vehicles. Trustee Goldman asked if they would be moving their inventory out of Jameson's parking lot. Mr. Khayenko said the vehicles will be moved as soon as their parking lot is completed.

Trustee Kittel congratulated the petitioner on the expansion and asked what the plan is for drainage in the future once the additional dealerships are on site and established. Mr. Olufs said there is a stormwater management system in place and the water currently flows to the pond north of the

building. He added that once the parking lot gets built, underground utilities will be added to direct the water flow to another collector. Mayor Hoeft thanked the petitioner for making the upgrades to the building and is glad to hear they are expanding the service to include recreational vehicles so owners don't have to go out of town for maintenance.

***Village Manager Johnson asked for confirmation and direction from the Village Board directing staff to begin negotiations for a business development agreement to help the petitioner offset some of the cost of the project. Mayor Hoeft confirmed and directed staff to begin negotiations.***

- c) Consideration – Ordinance Approving (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 for the construction of a new ±3,480 square foot Panera Bread

Director of Development Services Charles Nordman said the petitioner was previously before the Village Board on June 22, 2017 for approval of a 7,500 square foot multi-tenant building that included a 4,200 square-foot Panera Bread restaurant with a drive-through and 3,300 square-foot adjoining retail space (Ordinance (O)2017-06.29). The Final Planned Unit Development (PUD) and Special Use Permit approved by Ordinance (O)2017-06.29 have since expired and the petitioner was required to resubmit a development application for the new plan.

Hamra Gateway, LLC has submitted new plans to construct a Panera Bread on Lot 5 of the Huntley Grove Commercial Subdivision. The ±1.7-acre parcel is located at the south east corner of Route 47 and Kreutzer Road and is zoned “B-3 (PUD)” Shopping Center Business District – Planned Unit Development. The Zoning Ordinance includes Restaurant with a Drive-Through as a Special Use within the “B-3” Shopping Center Business District. The site is also subject to the Par/Tucker Annexation Agreement.

#### STAFF ANALYSIS

##### *Site Plan*

The petitioner proposes to construct a new 3,480 square-foot Panera Bread with indoor seating, outdoor patio, and drive-through lane. The site plan also identifies a future 1,890 square-foot standalone retail building located directly south of the proposed building, which will require final PUD approval in the future. The building's main entrance will be located at the northwest corner with doors facing both north (towards Kreutzer Road) and west (towards Route 47). Access to the site will be provided by a driveway shared with AutoZone. The drive-through window is located along the rear elevation of the building with an island separating the drive-through lane from the parking lot drive aisle. Vehicles entering the site would circulate one-way counter clockwise around the building. A menu board has been located south of the building and allows for three vehicles stacked prior to ordering, with up to nine vehicles stacked to the drive-through pick up window. The proposed building meets the building setbacks for the lot. The proposed front parking setback conforms to the 70.5-foot setback requirement accommodated under the amended Annexation Agreement executed for the previously developed outlots within the commercial subdivision.

Based on restaurant seating for 60, the Zoning Ordinance requires 20 parking spaces. The future construction of the retail building would require an additional eight parking spaces, for a total of 28 required parking spaces on the site. The proposed parking lot encircles the building and includes 76, 10'

x 19' parking spaces including four required ADA parking spaces. Three dedicated "Delivery/Pick Up" spaces have been provided in the parking lot located on the west side of the building.

Pedestrian access to the site is provided by a walkway, which leads from the multi-use path along Route 47. A bike rack has been located near the building's northwest entrance. A patio seating area adorned with festoon lighting is proposed in the concrete area located along the west elevation. The building's trash enclosure would be located behind the building at the southeast corner of the site.

*Elevations*

The proposed building is comprised earth toned Santiago brick veneer wainscot at the base of the building. The remainder of the building uses both the continued use of the brick veneer and a beige colored nichiha fiber cement board. Green painted formglas 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. Two clear entrance doors are located on both the north and west elevations.

*Landscaping*

Landscape plans have been submitted which show a mix of landscaping elements along the north, east and west lot lines and foundation plantings located in the drive-through aisle island. The Commercial Design Guidelines Section (B)(5)(b) require a minimum 10-foot landscape buffer along side and rear lot lines. The applicant proposes a 0' south side landscape buffer as the parking lot and curb directly abuts the property line. Relief is required to eliminate the landscape buffer and required plantings in the south side yard. Similar relief was approved for the site plan presented in 2017. Notwithstanding, the plan proposes 50 new trees offering seven different species as well as 182 shrubs of 11 different species, which complies with the Village's landscape ordinance. Perennials and grasses have been mixed in along the Route 47 frontage, parking lot islands, and drive through lane. The plan as proposed has been designed to maintain the existing healthy landscaping along both street frontages.

*Lighting*

The parking lot lighting plan proposes the use of a matching Sternberg Prairie Series fixture as used in both the Auto Zone and Jiffy Lube developments to the east and the multi-tenant commercial building to the south.

*Signage*

Wall Signs

The petitioner proposes the installation of eight wall signs that consist of the following:

Building elevation	Number of signs allowed	Number of signs proposed	Square footage of signs allowed	Square footage of signs proposed	Relief required
West (front)	1	2	--	61.07 SF	Yes, for more than one sign on frontage
East (rear) Drive-Through	0	3	--	68.97 SF	Yes, for signs installed on elevation with no frontage
North (corner side)	1	2	--	61.07 SF	Yes, for more than one sign on frontage

South (side)	0	1	--	43.75 SF	Yes, for sign installed on elevation with no frontage
Total	2	8	122.67 SF	234.86 SF	<b>Six additional Signs and 112.19 sf area overage</b>

Relief from Section 156.123(D) has been requested by the petitioner to allow for the installation of six additional wall signs. Relief from Section 156.123(C) has been requested by the petitioner to allow for the installation of signage upon the south side and east rear elevations with no street frontage. Relief from 156.123(A) has been requested by the petitioner to accommodate the proposed wall sign area overage of ±112.19 square feet.

Monument Sign

The petitioner has proposed a standalone monument sign sited near the southwest corner of the parking lot, within the 100' landscaped greenway buffer. The 7'-4" tall ±58.6 square foot monument sign features a full brick surround and stone cap. The monument supports a compliant ±18.25 square foot sign per side.

Additional Drive-Through Signage

The petitioner provides for additional signage as would be anticipated with a drive-through restaurant use including;

1. One 9'-6" tall drive through clearance bar
2. One 9'-4" tall drive through canopy/speaker box
3. One ±5'-6" tall 12.9 square foot pre-menu board
4. One ±6' tall 36.6 square foot menu board
5. Three 1.5 square feet reserved delivery/pick up placards

*Required Relief*

As proposed, the plans will require the following relief to be approved as part of the Final Planned Unit Development:

1. Commercial Design Guidelines Section (B)(5)(b) require a minimum 10' landscape buffer with one shrub for every 15' linear feet and one tree for every 25' along side yards. The applicant proposes a 0' south side landscape buffer. Relief is required to eliminate the landscape buffer and required plantings in the south side yard.
2. Section 156.123(D) of the Zoning Ordinance, allows one wall sign per street frontage. Section 156.123(C) requires the location of the sign be limited to the street frontage of the building. Section 156.123(A) states the total surface area of all wall signs on a building shall not exceed one square foot for each lineal foot of the building frontage. The site has frontage on Route 47 and Kreuzer Road with a building frontage measuring ±122.67-feet, thereby allowing two wall signs measuring up to a total of 122.67 square feet. Relief is required to allow a total of eight wall signs totaling ±234.86 square feet, with wall signs installed upon elevations with no street frontage.

*Special Use*

A Special Use Permit for a Restaurant with a Drive Through in the "B-3" District is requested to accommodate the construction of a Panera Bread. The petitioner's responses to the standards identified in Section 156.068(E) of the Zoning Ordinance are provided as an attachment to this report. The Plan Commission considered both the public benefit and mitigation of adverse impacts when evaluating the petitioner's evidence.



### *Village Board Concept Review*

The Village Board reviewed conceptual plans for Panera Bread on May 12, 2021 and provided the following comments.

1. It was suggested that additional variations in the roofline be added to all elevations. *The height of the building's parapet wall has been increased in height to fully screen the rooftop mechanical equipment. The petitioner has cited a 24' maximum building height restriction, as imposed by Walmart, as a limiting factor preventing additional variations to the height of the roofline.*
2. It was mentioned that the south and east façades lack visual appeal and could use additional architectural features to add interest. *A brick base was added to the south and east elevations. Signage was installed upon the south elevation.*
3. A comment was made that the four dedicated "delivery/pick up" parking spaces at the existing Panera location on Randall Road in Elgin does not adequately serve the demand. *It was said that the location referred to does not have a drive through, so the pickup spaces are more heavily utilized. The plans submitted for the Huntley location show 3 dedicated delivery/pick up parking spaces with the potential to add more as needed.*
4. A comment was made regarding the plain appearance of the signage boards proposed for the west elevation and that alternative building design elements can be added such as shutters, awnings, or frames. *The three signage panels proposed on the west elevation as presented to the Village Board for concept review are no longer included in the sign proposal and are not intended to be installed by the petitioner.*

### *Plan Commission Recommendation*

The Plan Commission conducted a public hearing to consider the petitioner's request on June 27, 2022, and, with no members of the public offering testimony in favor or opposition to the request, unanimously recommended approval of the petition by a vote of 6 to 0, subject to the following conditions:

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. *The petitioner has modified their plans to verify a steel gate.*
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. *The petitioner has modified the plans to verify a fixture mounting height of 20-feet as used in the neighboring developments. Photometric plans have been revised to show compliance with the Zoning Ordinance.*
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. *The petitioner has modified the plans adding a wall sign to the south elevation.*

#### 2022-2025 STRATEGIC PLAN ALIGNMENT

The Strategic Plan identifies “*Strong Local Economy*” as a strategic focus and the following goal: “*Location of Choice for New and Expanding Businesses of all Sizes.*”

Completing his presentation, Director of Development Services Nordman stated that the petitioner, Mr. Joseph Gross, was in attendance to answer any questions or concerns. Trustee Kanakaris asked if there was sufficient parking on the site to include the building next to Panera. Director Nordman said yes. Trustee Westberg said he is concerned with the trees and vegetation on the corner blocking the view of the restaurant. Village Manager Johnson said the trees were originally included when the subdivision was created, however; it has not been well maintained. He said staff will conduct an evaluation and make sure that the developer cleans up the site. Trustee Goldman agreed with the site needing to be cleaned up and then asked the petitioner if there is a target groundbreaking or opening date. Mr. Gross said the target groundbreaking is August 1<sup>st</sup> with hopefully opening next spring. Mayor Hoeft asked if the Village Board had any further comments or questions. There were none.

**A MOTION was made to approve an Ordinance Approving (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 for the construction of a new ±3,480 square foot Panera Bread on Lot 5 of the Huntley Grove Commercial Subdivision.**

**MOTION: Trustee Goldman**

**SECOND: Trustee Kittel**

**AYES: Trustees: Goldman, Holzkopf, Kanakaris, Kittel, Leopold and Westberg**

**NAYS: None**

**ABSENT: None**

**The motion carried: 6-0-0**

- d) Consideration – Ordinance Approving a Final Planned Unit Development and Final Plat of Subdivision for the Fieldstone Subdivision for 173 Single Family Lots on 82 acres at the Northwest Corner of Haligus and Huntley-Dundee Roads

Director of Development Services Charles Nordman stated that M/I Homes received Preliminary Planned Unit Development (PUD) and Preliminary Plat of Subdivision approval from the Village Board for the Fieldstone Subdivision on April 14, 2022. M/I Homes has now submitted a development application for Final PUD and Final Plat for the Fieldstone Subdivision. Approval would allow M/I Homes to develop the Fieldstone Subdivision with 173 single family lots in up to three phases.

#### STAFF ANALYSIS

In accordance with the Development Agreement and preliminary approvals, M/I Homes has submitted Final PUD plans and Final Plats of Subdivision to develop the Fieldstone Subdivision in up to three phases. Phase 1 consists of 71 lots and a ±3.4 acre area for storm water detention. Phase 2 also consists of seventy-one 71 lots, a ±3.4 acre park site, and an 11.9 acre parcel accommodating the existing wetlands and new storm water detention basin. Phase 3 includes the 31 lots and a ±3.4 acre area for storm water

detention. The lots have a minimum lot area of 8,400 square feet and an average lot area of 10,465 square feet. The proposed plans submitted for Phases 1 – 3 are consistent with the approved Preliminary PUD and Preliminary Plat of Subdivision for Fieldstone.

*Home Product*

As presented with the Preliminary PUD, home sizes for the single-family product range from 1,696 to 3,923 square feet and provide six options for elevations (with exception to the Austin plan, which provides five options). Partial basements will be standard on all elevations. The models listed below are the same models that were approved as part of the Preliminary PUD.

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

*Landscape Plan*

The proposed landscape plan provides the 415 required parkway trees along the proposed residential streets. Typical landscape packages have also been provided for the single family lots. A three-foot landscape berm is proposed on Outlot D and E which are adjacent to the Village’s Municipal Complex and the Shepherd of the Prairie Church. Outlot D and E will also include the installation of a 6’ tall cedar fence. The 30’ wide landscape buffer features 8’ tall evergreen and 3” caliper tree plantings. Outlot J, which is adjacent to Haligus Road, proposes a 3’ – 6’ landscape berm acting as a buffer from the roadway. Outlot B and J along Huntley-Dundee Road do not include a berm and offer a variety of shade trees, ornamental trees, and densely planted evergreens paired with deciduous planting beds. The existing wetland area at the site’s northeast corner will remain untouched and offers natural mature screening at the northeast corner of the site. The three stormwater management basins are proposed to be native emergent plant bottoms using a wet meadow seed and blanket at the immediate perimeter of the basin. Low profile prairie seed and blanket will be used moving outward from these areas.

*Final Park Plan*

The requested approvals include final plans for the 3.4-acre park site, which is proposed to be constructed by M/I Homes during Phase 2. M/I Homes has provided a park landscape plan, which has also been submitted to the Huntley Park District for approval by the District’s Board of Commissioners. Consistent with the preliminary plans, the park plan includes the installation of pathways, playground equipment, benches, and other amenities.

*Model Homes and Signage*

Two model homes and a temporary parking lot are proposed to be located on Lots 6 - 8. The Dunbar

model will be constructed on Lot 8 and the Essex Model upon Lot 7 will serve as the sales center. Lot 6 will be utilized as a temporary parking lot with five parking spaces provided. Access is provided off Kinney Way.

Signage associated with the model homes-- include the following:

- (12) – 20’ tall flagpoles including both American Flags and M/I Homes Flags installed along the north side of Huntley-Dundee Road.
- (4) – 4’ X 8’ marketing signs posted at the northeast corner of Huntley-Dundee Road and Ruth Road, northwest corner of Huntley-Dundee Road and Kinney Way, northeast corner of Huntley-Dundee Road and Haligus Road, and the west side of Haligus Road and Lansdale Street.
- (4) – 3’ X 3’ signs leading to the model homes on the west side of Kinney Way.
- – 10’ tall 8’ X 4’ model sign installed on Lot 8.
- – 3’ X 3’ Information Center Sign installed on Lot 7.
- Other directional parking, model ID, and brochure box signs.

#### *Declaration for Fieldstone (CCRs)*

The Declaration (CCRs) has been submitted for review by the Village Attorney. The Declaration establishes the Fieldstone Homeowners Association for the maintenance of common areas and improvements. Some notable items included in the construction standards and improvements are section 8.15(a) which prohibit the installation of above ground pools and also section 8.15(c) which identifies the standards for an allowable fence as being black wrought iron/aluminum with a maximum height of 5’ as allowed by the Village.

#### *Plan Commission Recommendation*

The Plan Commission considered the petitioner’s request on June 27, 2022, and, with no members of the public offering testimony in favor or opposition to the request, unanimously recommended approval of the petition by a vote of 7 to 0, 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) is subject to review by the Village Attorney.
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
7. The Plan Commission added the following condition:

8. 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.

#### 2022-2025 STRATEGIC PLAN ALIGNMENT

The Strategic Plan identifies *"Strong Local Economy"* as a strategic focus, and the following goal: *"Location of Choice for Residents."*

#### FINANCIAL IMPACT

Fieldstone would be subject to current impact fees for the school, library, park and fire districts.

Director Nordman concluded his presentation and stated that Ms. Julie Workman, and Mr. Marc McLaughlin representing the petitioner, are available to answer any questions or concerns. Trustee Kanakarlis asked if bubblers will be installed in the ponds to help prevent mosquitos. Mr. McLaughlin stated that bubblers would not be installed and that the ponds were designed per the Kane County Stormwater Management Ordinance. He added that the ponds will look like a naturalized area with no open water and explained that bullfrogs and dragonflies will populate the area which will help minimize the mosquitos.

Mayor Hoeft questioned the project having six flagpoles and asked which flags would be included on the poles. Mr. McLaughlin stated that each pole will have an American Flag and an M/I Homes logo flag. Trustee Holzkopf asked if security cameras would be included at the park and if there would be equipment included for children who are not able bodied. Mr. McLaughlin stated the park equipment is inclusive for all children and said they are working closely with the Park District to finalize the design and would discuss the possibility of adding a security camera at the park.

Trustee Westberg asked the financial status of the company. Mr. McLaughlin stated that by utilizing the development agreement and phasing plan, it will help them financially and ensure the development of the entire project. Ms. Workman added that the improvements for the project are being bonded. Trustee Goldman complimented Mr. McLaughlin on their product and asked if there is a date for the groundbreaking. Mr. McLaughlin said the site improvements need to be completed before they can start building so the anticipated groundbreaking for model homes will be next spring. Trustee Goldman asked if M/I Homes offer financing for potential buyers. Mr. McLaughlin said M/I Homes has a financial division and financing is available.

Ms. Workman stated that the Plan Commission added a condition that M/I Homes install a composite fence and cedar planks between the church property and the project area. After discussion, it was determined that it is not possible and are proposing to install a cedar fence instead of a composite and cedar fence. Ms. Workman stated they would be willing to add language in the Homeowners Association (HOA) declarations that requires the HOA to maintain the fence for overall maintenance, staining, or repairs. Village Manager Johnson said that during negotiations of the development agreement, M/I Homes requested significant modifications to the home product that had previously been approved by the Village Board during the preliminary plan review and to keep the fence adjacent to the church cedar only. He said that during the discussions it was agreed that no modifications would be made to the home product and the cedar fence could remain subject to language being included in the HOA declarations requiring maintenance of the fence.

Mayor Hoeft asked if the Village Board had any further comments or questions. There were none.

**A MOTION was made to approve an Ordinance Approving a Final Planned Unit Development and Final Plat of Subdivision for the Fieldstone Subdivision for 173 Single Family Lots on 82 acres at the Northwest Corner of Haligus and Huntley-Dundee Roads**

**MOTION:** Trustee Leopold  
**SECOND:** Trustee Holzkopf  
**AYES:** Trustees: Goldman, Holzkopf, Kanakaris, Kittel, Leopold and Westberg  
**NAYS:** None  
**ABSENT:** None  
**The motion carried: 6-0-0**

- e) Consideration - Ordinance Approving (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, accommodating the construction of 129 single family homes

Director of Development Services Charles Nordman said Lennar is the owner of approximately ±179 acres located south of Reed Road that has been preliminary planned as Pods 9 and 10 of the Talamore Subdivision. Lennar has submitted plans to develop the area known as Pod 10 which is located near the terminus of Reed Road and northeast of the railroad tracks. In 2006, Pod 10 was preliminary planned for 457 townhomes and included right-of-way for the future extension of Algonquin Road. It is anticipated that plans to develop Pod 9, which is located east of Pod 10, will be submitted at a later date. In preparation of this, Lennar is also proposing a map amendment to rezone the entire ±179 acres referred to in the 2003 development agreement as the “manufacturing parcel.” As explained in the attached letter from the petitioner, it is understood the rezoning to residential serves as a holding designation until Lennar is prepared to seek preliminary and final approval for Pod 9, which may be developed as single family, townhome, or age targeted home product.

STAFF ANALYSIS

Lennar is proposing to develop the ±63.36 acres known as Pod 10 for the purpose of constructing 129 new single family homes. Pod 10 is located south of the terminus of Reed Road and northeast of the railroad tracks. Access to the subdivision is proposed from Reed Road with the opportunity for additional connections should Reed Road be extended as land to the north and west of the subdivision is annexed into the Village. The proposed plat also provides land for the future extension of Algonquin Road as required by previous development agreements. The required park land dedication has already been provided within the existing portions of the Talamore subdivision.

Following approval of the Preliminary Plat of Subdivision and Preliminary Planned Unit Development for Pod 10, the petitioner is required to submit a development application for Final Plat of Subdivision and Final Planned Unit Development approval from the Plan Commission and Village Board.

*Preliminary Plat of Subdivision*

The preliminary plat demonstrates 129 single family lots. The lots will have a minimum lot area of 9,520 square feet and a minimum lot width of at least 70’. The average lot area will be 11,541 square feet with

the largest lot having an area of 19,417 square feet. The typical lot will support a minimum 30-foot front yard setback, a 30-foot corner side yard setback, and a 9-foot side yard setback. These typical lot setbacks are consistent with the existing single family lots within the Talamore Subdivision with the exception of the rear yard setback. The petitioner is proposing a 35-foot rear yard setback be accepted as part of the preliminary PUD as opposed to the 40-foot rear yard setback as existing in other Talamore pods. It was explained that this reduced setback is being requested to accommodate the ranch models which provide an option for an addition that would extend into the 40' rear yard.

#### *Map Amendment*

The petitioner proposes a Map Amendment to rezone the identified property from the existing "M" Manufacturing District to "RE-1 (PUD)" Residential Estate – Planned Unit Development District. In total, ±179 acres are to be rezoned including both Pods 9 and 10 as well as the natural wetland areas located between the pods. All of the neighboring single family residential pods in the Talamore subdivision share the same "RE-1 (PUD)" zoning designation. As explained in the attached letter from the petitioner, it is understood the rezoning to residential serves as a holding designation until Lennar is prepared to seek preliminary and final approval for Pod 9, which may be developed as single family, townhome, or age targeted home product.

#### *Home Product*

The proposed single family home product for Pod 10 is a continuation of the same product currently offered in Pod 8A Phase 1. Seven different floor plans have been offered each providing four elevation options. The following is a summary of the proposed plans:

#### **Single Family Floorplans**

<b>Model</b>	<b>Type</b>	<b>Square Feet</b>	<b>Bedrooms</b>	<b>Garage</b>
Adams	1 Story	2,146	3 BR	3 Car
Matisse	1 Story	2,365	3 BR	3 Car
Galveston	2 Story	2,612	4 BR	3 Car
Rainier	2 Story	2,758	4 BR	3 Car
Weston	2 Story	2,907	4 BR	3 Car
Santa Rosa	2 Story	3,084	4 BR	3 Car
Sequoia	2 Story	3,237	4 BR	3 Car

#### *Landscaping*

Lennar proposes a 100 foot wide "conservation easement" buffer along the southern edge of Pod 10, adjacent to the McHenry County Conservation District property that abuts the railroad tracks. The area will support a strip of newly planted shade trees, evergreen trees, ornamental trees, and deciduous shrubs within the native prairie plantings to assist in shielding the residential lots from the railroad tracks. The existing stormwater management basin at the northwest corner of the site will remain and is proposed to be native emergent plant bottoms using a wet meadow seed and blanket at the immediate perimeter of the basin. Low profile prairie seed and blanket will be used moving outward from these areas. Along the eastern edge of the property, native prairie plantings are proposed to the rear of lots abutting the wetland area. The existing offsite wetland area positioned between Pod 9 and Pod 10 will remain untouched as part of this development. Outlot A provides a 25' – 35' landscaped buffer for the lots backing to the future extension of Reed Road and offers a variety of ornamental trees and evergreens paired with deciduous shrubs. Entry plantings are located within the landscaped median and on either end of the main pod entrance. Outlot B supports a public patio and seating area within the

landscaped island provided in the mid-block eyebrow. Parkway trees will be spaced every 40' in accordance with the Village's Landscape Ordinance.

#### *Village Board Concept Review*

The Village Board reviewed the conceptual site plan and home elevations on May 12, 2022 and provided the following comments.

- The Board was complimentary of the home product.
- A concern was expressed regarding the 9' minimum setback (18' between homes) as being too close. *It was explained that 9-foot side yard is the standard throughout the Talamore Subdivision.*
- A question was raised regarding the potential future extension of Algonquin Road, and the bridge that would be needed to navigate the railroad tracks. *It was explained that Lennar will disclose upon sale to the buyers of Lots 83-93 of the future plans to extend Algonquin Road.*
- A suggestion was made to extend Reed Road to the west so that the pod would have two access points. *Future plans for development of the property to the north/northwest would include a Reed Road extension as well as a potential second connection to the subdivision.*

#### *Plan Commission Recommendation*

The Plan Commission conducted a public hearing to consider the petitioner's request on June 27, 2022. Adjacent residents in the Oakcrest Subdivision to the south and the property owner to the west offered testimony in opposition to the request. Concerns were raised primarily with respect to increased population density, traffic impacts, future access or roadway configurations, and storm water management. The following is a summary of the concerns raised by those providing testimony:

- It was questioned whether the proposed preliminary plans for Pod 10 included any details for future roadway extensions or connections which may impact the Oakcrest Subdivision.
  - Algonquin Road extension *(The preliminary plans for Pod 10 only include land area to be dedicated to the Village for a future extension. Any roadway configurations for Algonquin Road would be planned by the County at a later date.)*
  - Connecting Oakland Court with Founders Field. *(The roadway network for Pod 9 is not being considered as part of the rezoning request.)*
- It was debated whether ingress and egress provided only via the sole Reed Road access point was adequate. *(The HFPD has reviewed the preliminary plans, requiring no additional access points for the pod)*
- It was stated that the trees should be protected. *(The referenced trees are located within the wetland parcel that is not being disturbed.)*
- Residents wanted to ensure that the final engineering plans, final home elevations, and proposed drainage improvements will have no adverse storm water impacts on the neighboring residences or wetlands.  
*(The petitioner and their engineer have met with surrounding property owners and Village staff to further discuss resident concerns. Final engineering plans will be submitted with the application for final PUD.)*

At the conclusion of the public hearing, the Plan Commission recommended approval of the petition by a vote of 4 to 2, 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 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. 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

#### 2022-2025 STRATEGIC PLAN ALIGNMENT

The Strategic Plan identifies “*Strong Local Economy*” as a strategic focus and the following goal: “*Location of Choice for Residents*”.

#### FINANCIAL IMPACT

Pod 10 would be subject to current impact fees for the school, library, park and fire districts as applicable to the subdivision.

Director Nordman concluded his presentation and said that Mr. John McFarland, Managing Director or Lennar Homes, was in attendance to answer any questions. Mayor Hoeft thanked Mr. McFarland for meeting with neighboring property owners to discuss stormwater concerns.

Trustee Kanakaris stated that he did not want to see board on board fences and would like to see the same language as in previous petitions to require aluminum wrought iron fences. Director Nordman said the language will be included in the CCRs and presented to the Trustees for consideration at an upcoming Village Board meeting when Lennar returns for final PUD approval. Trustee Kanakaris thanked Mr. McFarland for Lennar building a nice product and building more homes in Talamore.

Trustee Westberg questioned if there are only in-ground pools in Talamore.

Trustee Kittel responded yes and also no sheds are allowed. Trustee Kittel asked that the area by the second access be finished with curb and gutter right away for the homeowners instead of waiting for the Reed Road access to happen later.

Village Manager Johnson also thanked Mr. McFarland and his engineering team for their commitment and spending time with the neighboring property owners to review stormwater management.

**A MOTION was made to approve an Ordinance Approving (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, accommodating the construction of 129 single family homes**

**MOTION: Trustee Goldman**

**SECOND: Trustee Kittel**

**AYES: Trustees: Goldman, Holzkopf, Kanakaris, Kittel, Leopold and Westberg**

**NAYS: None**

**ABSENT: None**

**The motion carried: 6-0-0**

**VILLAGE ATTORNEY’S REPORT: None**

**VILLAGE MANAGER’S REPORT: None**

**VILLAGE PRESIDENT’S REPORT:** Mayor Hoeft announced that Saturday is Public Works day at the Farmers Market and Representative Suzanne Ness will have a booth at the market. He added that next Tuesday’s concert in the park will be 7<sup>th</sup> Heaven. Mayor Hoeft also asked everyone to wish Trustee Westberg a happy 50<sup>th</sup> birthday.

**UNFINISHED BUSINESS: None**

**NEW BUSINESS:** Trustee Holzkopf asked if there was a way to promote crosswalk safety throughout town to remind residents to stop for walkers within the crosswalk. Village Manager Johnson said that staff would distribute the information in the E-news and on social media. Trustee Kanakaris asked if staff could research what neighboring communities are doing regarding marijuana dispensaries. Village Manager Johnson said staff has been monitoring some communities and would provide a report.

**EXECUTIVE SESSION: None**

**POSSIBLE ACTION ON ANY CLOSED SESSION ITEM: None**

**ADJOURNMENT:**

**There being no further items to discuss, a MOTION was made to adjourn the meeting at 8:10 pm.**

**MOTION: Trustee**

**SECOND: Trustee**

**The Voice Vote noted all ayes and the motion carried.**

Respectfully submitted,

Rita McMahon  
Village Clerk