

**VILLAGE OF HUNTLEY**  
**PLAN COMMISSION MEETING**  
Monday, February 25, 2013  
MINUTES

5

**CALL TO ORDER**

Chairman Tom Kibort called to order the Village of Huntley Plan Commission meeting for February 25, 2013 at 6:30 pm in Village Hall Conference Room C107, located at 10987 Main Street, Huntley, Illinois 60142. The room is handicap accessible.

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**PLEDGE OF ALLEGIANCE**

Commissioner Westberg led the Pledge of Allegiance

**ATTENDANCE**

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**PLAN**

**COMMISSIONERS:** Commissioners J. R. Westberg, Len Stensing, Ruby Hornig, Lori Nichols and Chairman Tom Kibort

**COMMISSIONERS**

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**ABSENT:** Commissioners Dawn Ellison and Robert Chandler

**ALSO PRESENT:** Director of Development Services Charles Nordman and Planner James Williams

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4. Public Comments

There were no Public Comments offered.

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5. Approval of Minutes

A. Approval of the January 28, 2013 Plan Commission Public Hearing Minutes

**A MOTION was made to approve the January 28, 2013 Plan Commission Public Hearing Minutes with the following corrections:**

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**Page 4, Line 16, revised to read “Chairman suggested portions of detention ponds be as deep as fifteen (15) feet to accommodate fish habitats.”**

**Page 4, Line 32, add “handicapped” before “accessible”**

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**Page 6, Line 3, add “Additionally, Chairman Kibort requested a binder of various Village maps, including the zoning maps, to include the pathway map.”**

**MOVED:** Commissioner Westberg  
**SECONDED:** Commissioner Nichols  
**AYES:** Commissioners Nichols, Hornig, Westberg, and  
45 **Chairman Kibort**  
**NAYS:** None  
**ABSTAIN:** Commissioner Stensing  
**MOTION CARRIED** 4:0:1

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6. Discussion

A. Comprehensive Plan Update

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Director Nordman reviewed the materials distributed to the Plan Commission in preparation for this evening’s meeting including the Transit Oriented Development (TOD) Guidelines, Downtown Revitalization Plan, and

Boundary Agreement Map. The Boundary Agreement Map, Director Nordman pointed out, showed that the areas north and northwest of the Village offered the greatest potential for expansion.

5 Planner Williams reviewed the proposed revisions to the Comprehensive Plan – Chapter I – Preface section including: 1.1 Introduction; 1.2 Statement of Purpose; 1.3 The Relationship of the Plan to Previous Plans; 1.4 The Plan Preparation Process; 1.5 Planning Boundaries and 1.6 Historical Overview.

10 Commissioner Stensing asked if the intergovernmental agreement to accommodate an east-west roadway project was still active.

Director Nordman stated the proposed Longmeadow Parkway extension project and associated intergovernmental agreements remain as an integral element of the Transportation Plan portion of the Village's Comprehensive Plan.

15 Director Nordman pointed out that the Comprehensive Plan, update in 2002, utilized a special survey to gauge residents' preferences for planning and development at that time, while the current Plan update will utilize responses from the residential survey performed as part of the Village Board Strategic Plan.

20 Commissioner Westberg suggested placing the Historical Overview section immediately after 1.2 Statement of Purpose and the other Plan Commission members agreed the proposed reordering of the sections in Chapter I was appropriate.

25 Referring to the Boundary Agreement map, Chairman Kibort stated he was curious about the "gap" areas to the west and north of Huntley where respective agreement boundary lines do not meet.

Director Nordman offered to investigate whether a boundary agreement between Union and Hampshire may address the "gap" to the west of Huntley and investigate the status of any "gap" between the northern boundaries as well.

30 Director Nordman stated the proposed revisions to the Comprehensive Plan discussed this evening, along with future changes throughout the entire update process will be addressed at the Public Hearing required to finalize a draft of the Plan.

35 Chairman Kibort asked the attendee at the meeting had any questions or comments.

Darci Chandler, 10760 Rushmore Lane, introduced herself, stated she has been a resident of Huntley for nine (9) years and, while she had no specific comments regarding the Comprehensive Plan, she was interested in learning more about the Comprehensive Plan update process and about development within Huntley in general.

40 Discussion continued with review of the recent history of the annexation and proposed development of properties adjacent to Kreutzer Road including future development on the south side of Kreutzer Road, just west of the Union Pacific railroad tracks.

45 Director Nordman pointed out the next step to the Comprehensive Plan update process entailed reviewing Chapter II – Community Goals and Objectives. This portion of the update, Director Nordman continued, will serve to incorporate the Chicago Metropolitan Agency for Planning (CMAP) Go To 2040 Plan vision statements as well as update the Huntley's Goals and Objectives based on the Village Board Strategic Plan.

50 Commissioner Nichols asked if future plans still include a Metra station and Director Nordman stated that although a Huntley Metra station may not be imminent in the short-term, long-term planning will continue to include a rail station. Director Nordman added that transit planning includes alternatives such as park-and-drive facilities, bus service /feeder routes to existing Metra stations which may be more achievable in the short-term.

Chairman Kibort asked how Village Board Strategic Plan residential survey was promoted and Director Nordman stated the survey was available on the Village's website and the Village's on-line newsletter which was used to direct citizens to the survey site.

5 7. Adjournment

**At 7:30 pm, a MOTION was made to adjourn the February 25, 2013 Plan Commission meeting.**

10	<b>MOVED:</b>	<b>Commissioner Hornig</b>
	<b>SECONDED:</b>	<b>Commissioner Westberg</b>
	<b>AYES:</b>	<b>Commissioners Hornig, Stensing, Westberg, Nichols and Chairman Kibort</b>
	<b>NAYS:</b>	<b>None</b>
	<b>ABSTAIN:</b>	<b>None</b>
	<b>MOTION CARRIED</b>	<b>6:0:0</b>

15 Respectfully submitted,  
*James Williams*  
Planner  
Village of Huntley

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