

VILLAGE OF HUNTLEY
VILLAGE BOARD WORKSHOP
July 22, 2016
NOTES

The Form Based Code Workshop took place however; there was a lack of quorum. The following is a brief overview of the discussion that took place between Board members and Staff in attendance. No action was taken.

CALL TO ORDER:

The Village Board Workshop was called to order on Friday, July 22, 2016 at 8:00 a.m. in the Municipal Complex, Village Board Room, 10987 Main St., Huntley, Illinois 60142.

ATTENDANCE:

PRESENT: Mayor Charles Sass; Trustees: Ronda Goldman and Harry Leopold.

ABSENT: Trustees: Tim Hoeft, Niko Kanakaris, John Piwko and JR Westberg

IN ATTENDANCE: Village Manager David Johnson, Assistant Village Manager Lisa Armour, Director of Development Services Charles Nordman, Planner James Williams, Business Development Coordinator Margo Griffin and Village Clerk Rita McMahan.

PUBLIC COMMENTS: None

ITEMS FOR DISCUSSION:

Downtown Zoning Recommendations / Form Based Code

Director of Development Services Charles Nordman introduced Ms. Leslie Oberholtzer of Codametrics who reviewed a Power Point presentation.

The following items were discussed during the presentation:

Trustee Leopold requested clarification on the color code. Ms. Oberholtzer explained what each color represented. Trustee Goldman questioned the code on houses indicating cottage office. Ms. Oberholtzer explained a cottage office is an office rebuilt to resemble the house that was torn down in its place.

Trustee Leopold questioned parking lot zoning and would like to see it incorporated into the plan. Ms. Oberholtzer said parking lots are typically not zoned as such but it could be incorporated with the understanding that a parking lot could be changed to accommodate a building if needed in the future.

Trustee Goldman asked if this form based program being presented was standardized throughout the State. Ms. Oberholtzer stated that although the form based idea is common throughout the nation, each program is specific and tends to work directly with historic downtown areas.

Trustee Leopold asked why detached single family homes were shown in the district. Ms. Oberholtzer

stated homes were included because there are currently homes in the district. She said it would be up to the Village Board to either keep the homes in or to make single-family homes a non-conforming use. Trustee Leopold stated that he did not wish to allow new single family structures among existing commercial buildings. Trustee Leopold then asked if the faux two-story facade would continue to be allowed. Trustee Goldman stated she would also like to see the two-story faux facade option remain in the code. Ms. Oberholtzer stated that the program can be added and incorporated into the code. Mayor Sass added he is in favor of adding it as well since it incorporates the second floor of a building using the faux facade instead of making the business owners incur the expense of building out a second floor. Director Nordman questioned the Board if they wanted the two-story faux facade to be considered in new construction as well. Trustees Leopold and Goldman both said yes.

Trustee Goldman asked Ms. Oberholtzer what the overall feeling by the developer has been of this type of form base code. Ms. Oberholtzer said it was well accepted. The developer meets with the municipality and receives a more precise direction as to what is required of them for a PUD, etc. This reduces cost for the developer by not having to have plans redone each time after being reviewed by the Plan Commission and/or Board of Trustees. Director Nordman added the dental office on Main Street is a good example. Had the Village of Huntley had this code it would have been easier on the petitioner. Instead the petitioner had to have plans redone and reappear before the Village on several occasions.

Mayor Sass questioned the frontage drive indicated on the map and stated that he would not be in favor of an additional drive between Route 47 and businesses such as the Dairy Mart. Village Manager Johnson stated that frontage drives are always a challenge and in this case would be incorporated during the re-development process. Frontage roads can be successfully incorporated such as by the newly constructed Culvers and Sherwin Williams area. Director Nordman added it would be beneficial to have a frontage road for a 15,000 s.f. lot or possibly the school site and that the Village would want the cross access. Village Manager Johnson agreed that it would be difficult to include on the east side of Route 47, but should remain in the code but with modification. Mayor Sass agreed that a frontage road could work on the west side by Union Special, the railroad tracks and the old Marlowe's site.

Village Manager Johnson asked the Board what options they would like to see for the Catty property. Mayor Sass said he would like to see Catty's become a destination venue. Something on the property like a micro-brewery, with possibly some apartments on the site. He also stated he would like to see an ice skating rink on the property. Village Manager Johnson suggested the possibility of doing something along the north side of the property to tie it in to the downtown as opposed to the Church Street side which faces residential property. Director Nordman suggested an adaptive re-use code be included for the east side of Church Street to have the existing residences eventually turned into cottage office buildings. Ms. Olberholtzer stated it should be incorporated into the code now to make the residential section across from Catty's an adaptive re-use area.

Mayor Sass commented on the wording in the approval language included in the presentation text and asked if the intent is to have site plans administratively approved. Director Nordman said no, site plans would still be presented for Board approval. Assistant Village Manager Armour added that it is currently stated that way in the code.

Trustee Leopold commended Ms. Olberholtzer on the presentation and asked when the plan would be ready for further review and approval. Director Nordman said the plan is almost complete and should be before the Board soon.

Mayor Sass asked if the Board had any other comments or questions; there were none.

UNFINISHED BUSINESS: None

NEW BUSINESS: None

EXECUTIVE SESSION: None

ACTION ON CLOSED SESSION ITEMS: None

ADJOURNMENT:

There being no further items to discuss, the workshop adjourned at 9:25 a.m.

Respectfully submitted,

Rita McMahon
Village Clerk