

VILLAGE OF HUNTLEY
PLAN COMMISSION MEETING
Monday, January 13, 2014
MINUTES

5

CALL TO ORDER

Acting-Chairperson Dawn Ellison called to order the Village of Huntley Plan Commission meeting for January 13, 2014 at 6:30 pm in the Municipal Complex Village Board Room at 10987 Main Street, Huntley, Illinois 60142. The room is handicap accessible.

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PLEDGE OF ALLEGIANCE

Acting-Chairperson Ellison led the Pledge of Allegiance.

ROLL CALL

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PLAN

COMMISSIONERS: Commissioners Ron Hahn, Lori Nichols, Tim Hoeft and Acting-Chairperson Dawn Ellison

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COMMISSIONERS

ABSENT: Commissioner Robert Chandler and Chairman Tom Kibort

ALSO PRESENT:

Director of Development Services Charles Nordman and Planner James Williams

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4. Public Comments There were no public comments.

5. Approval of Minutes

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A. Approval of the December 9, 2013 Plan Commission Meeting Minutes

A MOTION was made to approve the December 9, 2013 Plan Commission Meeting Minutes as written.

MOVED:

Commissioner Hahn

SECONDED:

Commissioner Hoeft

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AYES:

Commissioners Hoeft and Hahn and Acting-Chair Ellison

NAYS:

None

ABSTAIN:

Commissioner Nichols

MOTION CARRIED

3:0:1

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6. Discussion

A. Comprehensive Plan Update

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Director Nordman reviewed a PowerPoint presentation outlining the discussion item.

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Director Nordman began by stating that through the course of 2013 the Plan Commission had reviewed proposed updates to the Village's Comprehensive Plan and to-date the Commission has reviewed Chapter I: Preface, Chapter II: Community Goals and Objectives, Chapter III: Existing Conditions, Chapter IV: Plan Recommendations, and Chapter V: Transportation Plan (an update to the Transportation Plan was reviewed and approved in 2012). Director Nordman pointed out that the remaining chapters to be reviewed are Chapter VI: Subareas and Chapter VII: Implementation.

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To continue the process of updating the last portions of the Comprehensive Plan, Director Nordman noted that the Plan Commission was provided copies of Chapter VI: Subareas and Chapter VII: Implementation. Director Nordman stated many of the subareas that were studied as part of the 2002 Comprehensive Plan have been mostly developed or subsequent plans have been prepared to take the place of the subarea plans. He further

explained the Downtown Revitalization Plan and the Transit Oriented Development Guidelines as examples where implementation of subarea development has already begun.

5 Director Nordman reviewed each of the four (4) subareas from the existing Comprehensive Plan including: the Route 47 Subarea Plan; the Downtown Subarea Plan, the Eastside Subarea Plan and the Westside Subarea Plan, and reviewed various development components within each subarea.

10 Director Nordman reviewed the locations traffic signals (existing, proposed and installed since the 2002 Comprehensive Plan was adopted) along Route 47, as well as significant commercial subdivisions adjacent to the Route 47 Corridor while highlighting significant development that has occurred in the intervening twelve years since the Comprehensive Plan was adopted.

15 Acting-Chair Ellison asked what the status is regarding the proposed extension of Ackman Road east of Route 47 to the its existing western terminus to the northeast. Director Nordman explained that portion of Ackman Road is located in Lake in the Hills and would likely be predicated largely upon the development of the property through which the roadway would be extended.

20 In regard to the Downtown Subarea, Director Nordman noted that the Downtown Revitalization Plan, adopted in 2010, serves to largely address the traffic and land use planning within area while also noting that plans for the HUM trail extension along the Union Pacific Railroad, proposed as an element of the subarea in 2002, has essentially been abandoned in order to protect a large area of rare native plant species.

25 Director Nordman pointed out that updates to the Comprehensive Plan – Chapter VII Implementation section provides an opportunity for where suggestions may be made for amending regulations and policies to more easily accommodate the applicable goals and objectives under each proposed subarea. For example, Director Nordman pointed out that that Zoning Ordinance amendment establishing the B-4 Adaptive Reuse Business District enabled the implementation of this element of the subarea plan specified in the 2002 Comprehensive Plan.

30 The Eastside and Westside Subareas were similarly reviewed with Director Nordman noting areas where development occurred in compliance with the 2002 Subarea Plans, while also noting property such as the Centegra Hospital parcel that has developed differently that what was expected in 2002.

35 Director Nordman reviewed a proposed outline for Subarea Plans which includes, but is not limited to the following:

- Goals and Objectives
- Existing Conditions
- Existing Land Uses

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- Traffic and Roadway Improvements
- Architectural and Site Aesthetics
- Recommendations
 - Proposed Land Uses
 - Traffic and Roadways

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 - Urban Design

50 Director Nordman presented proposed Subareas to be considered as part of the current update of the Comprehensive Plan including: (1) Southern Huntley – *South of Interstate 90 and North of Big Timber Road* – ±1,358 Acres; (2) Northwest Corner of Route 47 and Kreutzer Road – ±137 Acres; and (3) Northwest Huntley – *North and West of Route 47, West of Vine Street and South of Reed Road* – ±102 Acres.

Director Nordman stated that at the next Plan Commission meeting Staff will provide the proposed Subarea maps with overlays of the Transportation Plan and Environmental Conditions along with other pertinent information to begin the process of drafting the subarea overview elements within each respective subarea.

Commissioner Hahn asked if this process will include the determination of potential cell tower locations.

5 Director Nordman pointed out that the process for determining potential cell tower sites was previously addressed with amendments to the Zoning Ordinance – Special Use section which established requirements for the location of wireless telecommunication service facilities, however, the determination of utilities within individual subareas may also accommodate an opportunity to explore the issue further.

10 Acting-Chair Ellison stressed the importance of coordinating with neighboring municipalities particularly when it comes to regional roadway networks connecting one area to another.

7. Adjournment

15 **At 7:14 pm, a MOTION was made to adjourn the January 13, 2014 Plan Commission meeting.**

MOVED: Commissioner Nichols

SECONDED: Commissioner Hoeft

AYES: Commissioners Hahn, Nichols and Hoeft and Acting-Chair Ellison

NAYS: None

20 **ABSTAIN: None**

MOTION CARRIED 4:0:0

Respectfully submitted,

James Williams

25 Planner

Village of Huntley