

VILLAGE OF HUNTLEY
PLAN COMMISSION MEETING
Monday, January 28, 2013
MINUTES

5

CALL TO ORDER

Chairman Tom Kibort called to order the Village of Huntley Plan Commission meeting for January 28, 2013 at 6:30 pm in the Municipal Complex Village Board Room at 10987 Main Street, Huntley, Illinois 60142. The room is handicap accessible.

10

Commissioner Westberg suggested adding the reciting of the United States Pledge of Allegiance to future Plan Commission agendas and then led the reciting of the Pledge of Allegiance.

ATTENDANCE

15

PLAN

COMMISSIONERS: Commissioners J. R. Westberg, Dawn Ellison, Ruby Hornig, Robert Chandler, Lori Nichols and Chairman Tom Kibort

COMMISSIONERS

20

ABSENT: Commissioner Len Stensing

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

25

3. Public Comments

There were no Public Comments offered.

30

4. Approval of Minutes

A. Approval of the September 10, 2012 Plan Commission Public Hearing Minutes

A MOTION was made to approve the September 10, 2012 Plan Commission Public Hearing Minutes as written.

35

MOVED: Commissioner Westberg
SECONDED: Commissioner Chandler
AYES: Commissioners Nichols, Chandler, Ellison, Hornig, Westberg, and Chairman Kibort

40

NAYS: None
ABSTAIN: None
MOTION CARRIED 6:0:0

45

5. Petition(s)

A. Petition No. 13-01.01, Alden Realty Services, Inc., Northwest Corner of Princeton Drive and Regency Parkway, Conceptual Review of a Proposed Site Plan and Building Elevations for a Senior Living Campus on 13-acres in the Regency Square Development

50

Director Nordman reviewed a PowerPoint presentation outlining the request.

Background Information

Director Nordman stated the petitioner, Alden Realty Services, Inc., is proposing to develop a senior living campus on approximately 13 acres within Regency Square at the northwest corner of Regency Parkway and

Princeton Drive. Director Nordman stated Alden has been in existence for forty (40) years and currently operates forty-four (44) facilities throughout northeastern Illinois and southeastern Wisconsin.

5 Alden's proposed campus will include 91 units of independent senior living, a 100 bed skilled nursing/rehab facility, and a 50 bed memory care facility. The proposed development is expected to create approximately 200 jobs with a multi-million dollar construction value.

Regency Square Development Guidelines

10 Director Nordman stated the Regency Square development is regulated by an Annexation Agreement approved in 1998 which included the Regency Square Development Guidelines. Director Nordman continued stating that the Guidelines provide regulations for site planning, building design, landscaping and signage for development within the Regency Square subdivision essentially providing a substitute for the general regulations set forth in Huntley's Zoning Ordinance.

15 Furthermore, the Guidelines regulate uses allowed within Regency Square and while nursing homes and sheltered care homes are "special" uses in the C-2 district, independent living facilities are not included as a special use. Director Nordman stated that staff is still reviewing if Alden's proposed independent living use necessitates an amendment to add the use to the Development Guidelines.

Site Plan

20 Director Nordman reviewed the conceptual site plan for the senior living campus stating the proposal includes a total of six buildings totaling 201,600 square feet and a total of 241 units/beds which includes the following:

- 1-story memory care facility (50 beds)
- 25 • 3-story skilled nursing/rehab facility (100 beds),
- 3-story independent senior living building (76 units)
- Three buildings of single story villas for independent senior living (15 units)

30 The main entrance to the campus, Director Nordman pointed out is off Regency Parkway with a secondary ingress/egress point on Princeton Drive. Staff will continue to evaluate the proposed screening of the loading area and trash enclosure that are located adjacent to Princeton Drive as further plans are developed. Director Nordman stated that discussion continues with the petitioner regarding the necessity to increase the width and density of the landscape buffer adjacent to future development to the north.

Parking

35 In regard to parking for the site, Director Nordman reviewed that preliminarily Alden proposes 232 spaces on-surface parking stalls, while the Regency Square Development Guidelines require one parking space per unit/bed, thereby requiring a total of 241 parking spaces and resulting in a parking deficit of nine (9) spaces.

Building Elevations

40 Director Nordman reviewed building elevations for the six (6) proposed buildings which included similar architectural style and complementary masonry and accent materials.

Required Approvals

45 Director Nordman stated that Alden's proposed site is unique because the proposed subdivision will split the Business Park (BP) and Commercial BP (C-2) zoning districts, therefore, necessitating a zoning change for a portion of the site. Similar to the proposed use for the site, Director Nordman pointed out that Staff continues to investigate whether such a zoning change will require an amendment to the Annexation Agreement and Development Guidelines.

50

In addition to the zoning change, the following review and approvals will be required from the Plan Commission and Village Board:

- Plat of Subdivision

- Map Amendment to rezone a portion of the Alden site (this may also require an amendment to the Annexation Agreement and Regency Square Guidelines)
- Special Use Permits for a nursing home and sheltered care
- Site Plan Review, including any required relief

5

Staff Analysis

Director Nordman stated that in light of the proposed plan for a senior living campus deviating significantly from the retail center style of development originally planned for this portion of Regency Square, Staff is requiring the property owner to produce a master plan for the yet undeveloped portions of the Regency Square subdivision.

10

Furthermore, Director Nordman stated that prior to Alden proceeding with the submittal of a formal development application Staff is also requiring that the owner submit a comprehensive stormwater management plan and additional information regarding wetland mitigation on the underlying Regency Square property. These two items must be provided in conjunction with the master plan for Regency Square. The stormwater information is requested because Alden's conceptual stormwater management plan is not consistent with the plans previously provided to the Village by the developer for regional detention facilities serving Regency Square.

15

20

Village Board Concept Review

The Village Board reviewed the conceptual plans on January 17, 2013, and referred it to the Plan Commission to begin the formal development review and approval process pending submittal of a Regency Square master plan and comprehensive stormwater management plan, including additional information regarding wetland mitigation on the underlying Regency Square property.

25

Action Requested

Director Nordman stated that while the conceptual review does not bind the Plan Commission or the Village in any additional review processes, the petitioner is requesting that the Plan Commission review the proposed development to obtain feedback regarding the possibility of developing the plan as proposed.

30

Director Nordman concluded the PowerPoint presentation with a review of existing Alden sites including those in Barrington, Bloomingdale, Shorewood and the largest of their facilities the Waterford site in Aurora.

35

Director Nordman introduced Alden representatives Randi Schlossberg-Schullo, President, Alden Realty Services, Inc. and Architect Robert Kim, Alden Architectural Services, Inc. in attendance at the meeting to provide any information regarding the proposed project.

40

Chairperson Kibort asked how the stormwater detention ponds would be developed and Mr. Kim stated they would be designed in conformance with the Kane County Stormwater Ordinance requirements with perimeter vegetation including native plantings.

45

Commissioner Westberg asked if there were plans for any water features such as waterfalls or fountains and Mr. Kim reviewed plans for a water feature incorporated into the bridge over the water at the ingress/egress to Regency Parkway.

50

Commissioner Westberg addressed the discrepancy between proposed and required parking for the site.

Mr. Kim stated that preliminary site design is predicated upon the trade-off between impervious parking areas and landscaped open space and the petitioners are willing to request relief to the parking requirements if necessary.

Director Nordman suggested the possibility of landbanked parking as an alternative to the request for relief.

Commissioner Hornig asked if all of the living units are to be rental and Ms. Schlossberg-Schullo stated that the living units within both the independent living facility and villa buildings will be rental.

5 Commissioner Westberg asked if all of the stormwater detention will be on-site and Mr. Kim agreed that all of the stormwater facilities will be included within the site.

Commissioner Ellison asked which existing Alden facility most closely approximates how the proposed senior living campus will appear and Mr. Kim stated that he believed the Shorewood – Horizon site is most similar.

10 Commissioner Ellison reminded the petitioner’s representatives that all driveways and drive aisles must be wide enough for fire department vehicles.

Director Nordman added that driveway widths and turning radii will be confirmed through auto-turn engineering analysis.

15 Chairman Kibort suggested portions of detention ponds be as deep as fifteen (15) feet to accommodate fish habitats. Mr. Kim stated he would keep this in consideration, however, the depth of the ponds is a function of the volume of stormwater accommodated.

20 Commissioner Ellison questions the number and location of accessible parking spaces.

Mr. Kim stated accessible spaces would be provided as directed by the accessibility requirements.

25 Chairman Kibort asked if there had been any consideration for permanent or emergency cross-access to adjacent properties, and, in the case of emergency access, whether grass pavers or other permeable pavers have been considered.

30 Director Nordman reminded the Plan Commission that the possibility of cross access is an element of why Staff is requesting additional information about the future development of adjacent properties to allow development of the currently proposed project.

Commissioner Nichols suggested the more handicapped accessible parking spaces the better, particularly in close proximity to the senior living facility, as well as requesting confirmation that the single-story memory care facility was always locked and monitored.

35 Commissioner Ellison inquired as to the typical stay at the various facilities.

40 Ms. Schlossberg-Schullo offered that the independent senior living facilities accommodate those 62 years and older who typically reside there for eight to ten years, while patients at the skilled nursing facility may stay for as little as two to three weeks.

Commissioner Chandler noted that there were trash enclosures adjacent to certain buildings and asked whether there were other accommodations for refuse for those facilities where dumpster enclosures were not shown.

45 Mr. Kim stated future plans will include trash dumpsters/enclosures which meet the Village and Regency Square requirements and placement of these structures will meet the needs of each building or group of buildings as deemed appropriate.

50 In regard to the proposed exterior materials for the various buildings, Chairman Kibort asked if hardy-board was to be used only as an accent material.

Mr. Kim agreed stating the use of various exterior material treatments served to “break-up” what ordinarily would be long and expansive building faces. Mr. Kim added that asphalt shingles would be the primary roof material with metal roofs used only as a complimenting accent.

Commissioner Ellison, referring to the overall Regency Square site plan, asked about the status of the area north of the Deer Path Supportive Care facility and whether or not this portion of the subdivision was a defined wetland.

5 Director Nordman confirmed that the area was indeed a wetland and reiterated the importance of determining the future development of the entirety of the Regency Square site as part of the consideration of the currently proposed senior living campus project.

10 Commissioner Ellison asked if the proposed project will accommodate golf cart traffic and Director Nordman stated that golf carts are permitted on the subject property, however, the carts will utilize standard parking stalls rather than parking stalls with reduced dimensions.

15 Commissioner Chandler asked what the timing would be for construction of the various buildings and Ms. Schlossberg-Schullo pointed out that although timing for the project development is complicated by approvals required through the state review processes, the initial plan would be to construct the independent living and skill nursing care, three-story buildings simultaneously with the other facilities to follow.

6. Discussion

20 A. Comprehensive Plan Update

Director Nordman reviewed the summary of information contained in the memo outlining the discussion item.

25 In November 2011 the Village Board approved updates to the Village's Land Use Plan. The approved updates incorporated the recommendations of the Transit Oriented Development Guidelines and Downtown Revitalization Plan. The Land Use Plan was also updated to accurately reflect existing and proposed land uses, such as Centegra's Health Care Campus, and boundary agreements between the Village and surrounding municipalities. Subsequently, in October 2012 the Village Board approved amendments to the Transportation Plan of the Comprehensive Plan. These amendments reflected significant improvements to the transportation system that had been completed since the previous Plan was initially adopted. The Transportation Plan was also updated to include the most current plans for future transportation projects.

35 This year the Development Services Department will be working with the Plan Commission and Village Board to update the remaining chapters of the Comprehensive Plan. To begin the process you are being provided a full copy of the current Plan, which includes the updated Land Use Plan and Transportation Plan. Throughout the first half of the year, Staff will review and discuss the Comprehensive Plan chapter by chapter with the Commission. To begin, Chapter One (pages 1-4) will be reviewed on Monday, January 28. This chapter is the Preface for the Plan and includes the following sections:

- 40
- Introduction
 - Statement of Purpose
 - The Relationship of the Plan to Previous Plans
 - The Plan Preparation Process
 - Planning Boundaries
 - Historical Overview
- 45

50 Director Nordman stated that in preparation for this evening's meeting he had encouraged the Plan Commission to review the Village of Huntley's Mission Statement, Values and Vision for the Future adopted by the Village Board as part of Village of Huntley Strategic Plan. Director Nordman stated that the Mission Statement, Values and Vision for the Future will be incorporated in the Comprehensive Plan and shall serve as a guide for updating the Plan.

Chairman Kibort asked if the Comprehensive Plan will be conducted in-house and Director Nordman confirmed that Staff will handle the update with consultants possibly employed on an as-needed basis.

Chairman Kibort reminded Staff of the importance of integrating the bike path information to the Plan along with reflecting the proposed locations of transit stations on the respective properties within the Plan. Additionally, Chairman Kibort requested a binder of various Village maps, including the zoning maps, to include the pathway map.

5

Commissioner Ellison inquired about adaptive reuse and regulations to allow structures with residential on upper floors and office and/or retail on the ground floor.

10

While Director Nordman acknowledged this type of land use may be appropriate in the core downtown area, he further noted that these land use configurations are predicated upon meeting building and fire code requirements while balancing the financial viability of individual properties and projects.

15

Director Nordman added that the Comprehensive Plan update is aimed at integrating several elements that will ultimately serve to guide innovative development in targeted areas throughout the Huntley jurisdiction area.

Director Nordman stated that Staff will update the first section of the Comprehensive Plan and provide copies of the revised document to the Plan Commission prior to the next meeting.

20

7. Adjournment

At 7:45pm, a MOTION was made to adjourn the January 28, 2013 Plan Commission meeting.

25

MOVED:	Commissioner Ellison
SECONDED:	Commissioner Hornig
AYES:	Commissioners Hornig, Ellison, Westberg, Chandler, Nichols and Chairman Kibort
NAYS:	None
ABSTAIN:	None
MOTION CARRIED	6:0:0

30

Respectfully submitted,
James Williams
Planner
Village of Huntley

35