

VILLAGE OF HUNTLEY
PLAN COMMISSION MEETING
Monday, February 10, 2014
MINUTES

5

CALL TO ORDER

Chairman Tom Kibort called to order the Village of Huntley Plan Commission meeting for February 10, 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

Chairman Kibort led the Pledge of Allegiance.

ROLL CALL

15

PLAN

COMMISSIONERS: Commissioners Tim Hoeft, Dawn Ellison, Lori Nichols and Robert Chandler and Chairman Kibort

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COMMISSIONERS ABSENT:

Commissioner Ron Hahn

ALSO PRESENT:

Assistant Village Manager Lisa Armour, Director of Development Services Charles Nordman and Planner James Williams

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4. Public Comments There were no public comments.

5. Appointment of Vice Chairperson

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Director Nordman announced that the Village Board had appointed Commissioner Ellison to the position of Huntley Plan Commission Vice Chairperson to preside over Plan Commission meetings in the Chairman's absence.

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6. Approval of Minutes

A. Approval of the January 13, 2014 Plan Commission Meeting Minutes

A MOTION was made to approve the January 13, 2014 Plan Commission Meeting Minutes as written.

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MOVED: Commissioner Ellison
SECONDED: Commissioner Nichols
AYES: Commissioners Ellison and Nichols
NAYS: None
ABSTAIN: Commissioner Chandler and Chairman Kibort
MOTION CARRIED 2:0:2

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7. Petition(s)

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A. Petition No. 14-01.1, Consolidated School District #158 – 13719 Harmony Road, Conceptual review of a proposed building addition and renovations to the Huntley High School campus.

Director Nordman reviewed a PowerPoint presentation outlining the petitioner's request.

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Director Nordman began the presentation stating that the Consolidated School District #158 is proposing an expansion to the existing Huntley High School located on the District's Harmony Road campus. The proposed

expansion will include a field house and locker room addition, a 2-story classroom addition, a new main entrance addition, and several modifications to the interior of the existing High School. Proposed improvements to the campus also include the expansion and reconfiguration of staff, student, visitor and bus parking.

5 Director Nordman continued pointing out that the School District’s representatives are working with a traffic engineer and McHenry County to determine road and intersection enhancements that will facilitate improved access to the campus. Specifically, the District has been working with the County to review the following proposed improvements:

- 10
- Signalization of the Marengo Road / Main Street intersection
 - Signalization of the Harmony Road / Hemmer Road intersection
 - A new student access into the High School campus from Harmony Road.

15 Staff Analysis

15 Director Nordman pointed out that District 158’s Harmony Road Campus is subject to an Annexation Agreement entered into between the Village and the District on June 24, 1999. Concurrently, a Special Use Permit was approved by Ordinance No. 99-06-24-02 which allowed the use of the property for a campus school site. The Agreement and Special Use Permit allowed the construction and operation of a secondary school, middle school, elementary school, athletic fields, and related educational and community uses on the property in accordance with site development plan. The School District is required to seek a modification of the Special Use Permit through the submission of an application to the Village of Huntley if any proposed development activity on the campus constitutes a modification of the original Special Use Permit and the accompanying site development plan.

25 In accordance with the Annexation Agreement, Director Nordman stated that the proposed building additions and site improvements have been reviewed by the Village Manager and determined to be a modification of the original Special Use Permit. As a result, the School District is in the process of preparing a Development Application to request approval of the proposed modifications.

30 The Plan Commission’s review of the modification to the Special Use Permit shall be limited to determining if the proposed use of the campus is consistent with the original Special Use Permit which allows the construction and operation of a secondary school, middle school, elementary school, athletic fields, and related educational and community uses. The building elevations have been provide for informational purposes and are not part of the formal review.

35 6:40 p.m. - Commissioner Hoeft arrived.

40 Village Board Concept Review

40 The Harmony Road campus expansion project was conceptually reviewed by the Village Board at a joint meeting with the District #158 School Board on January 21, 2014. Following a detailed presentation by the District’s design team, the Village Board referred the project to the Plan Commission to begin the formal development review process.

45 Action Requested

50 Director Nordman concluded Staff’s presentation pointing out that the petitioner is requesting that the Plan Commission review the proposed development to obtain feedback regarding the possibility of developing the plan as proposed and that this review is conceptual and does not bind the Plan Commission or the Village in any additional review processes.

The petitioner's architect, Roger Schroepfer, AIA with Wold Architects/Engineers, addressed the Plan Commission and reviewed a PowerPoint presentation outlining the proposed Huntley High School project. Mr. Schroepfer reviewed images of the existing high school facility, as well as proposed elements of Phase I of the project including new and reconfigured parking areas, new main entrance/reconfiguration of the entry area floor plan and the athletic field house entry/addition. Additionally, Mr. Schroepfer provided an overview of Phase II of the project including an academic building addition and significant interior expansions and renovations to classrooms and common areas.

Chairman Kibort asked how many existing parking spaces and how many parking spaces following completion of the project.

Mr. Schroepfer stated the number of existing parking stalls is 600 parking spaces with twelve (12) accessible spaces, with 1,024 spaces with twenty-six (26) accessible parking spaces following the proposed site development.

Chairman Kibort requested specifics regarding the athletic facilities within the proposed field house addition.

Mr. Don Drzal, President, Consolidated School District 158, addressed the Plan Commission and stated the proposed field house addition will include four (4) basketball courts, six (6) lane running track, and opportunities for volleyball, tennis and track and field training.

Vice Chair Ellison stated that she had concerns about the signage that clearly and efficiently directed vehicles between the Leggee Elementary school site and the High School building. Additionally, Vice Chair Ellison stated her concern that the abundance of white metal paneling system on the exterior proposed for the athletic field house may be an aesthetic problem.

Mr. Schroepfer stated that the parking lot improvements will include directional signage assisting vehicles circulating throughout the school campus. In regard to the field house exterior material color palette, Mr. Schroepfer noted that the colors chosen were aimed at matching and complimenting the colors used for performing arts portion of the existing high school facility at the southeast corner of the building.

Commissioner Nichols asked how many additional classrooms were proposed with Phase II of the proposed project and what the capacity of the high school would be following its completion.

Mr. Schroepfer stated that they anticipated fourteen (14) classrooms would be added with Phase II of the project and that the project would increase the capacity of the high school to 3,000 students.

Commissioner Chandler asked about the stop signs at the ingress/egress access driveways from the high school campus to Harmony Road.

Mr. Drzal stated that the stop signs at Harmony Road were aimed at traffic control of vehicles within the school campus rather than upon the adjacent roadways.

Commissioner Nichols asked if the McHenry County Department of Transportation has approved the proposed traffic signal improvements and Mr. Drzal confirmed that the county department of transportation has approved these plans.

8. Discussion

A. Comprehensive Plan Update

5 Director Nordman stated that the staff is requesting discussion proposed land uses within the three (3) Subarea plans selected and preliminarily discussed at the January 13, 2014 Plan Commission meeting which include:

- Subarea 1: Approximately 1,358 acres located south of Interstate 90 and north of Big Timber Road
- 10 • Subarea 2: Approximately 137 acres located near the northwest corner of Route 47 and Kreutzer Road
- Subarea 3: Approximately 102 acres located near the northwest corner of Route 47 and Algonquin Road

15 Planner Williams reviewed a PowerPoint slide of each of the Subareas including Staff Recommendations specifying proposed land uses, roadways and access connections between existing roadways and potential future developments.

20 In regard to Subarea 1: Southern Huntley – *South of Interstate 90 and North of Big Timber Road*, Planner Williams noted that the subarea is essentially bounded by the tollway to the north and Big Timber Road to the south. Director Nordman pointed out that the subarea's borders area established by Huntley's boundary agreements with Hampshire and Pingree Grove.

25 Planner Williams stated that the proposed roadways within the large tracts between Sandwald Road and Route 47 and the subarea's east boundary were specified by the Village's Transportation Plan along with natural features such as the wetlands. Similarly, the proposed land use patterns with retail adjacent to Route 47 and business parks, industrial uses and open space were dictated by the Comprehensive Land Use Plan as well as by the topography and landscape within the subarea.

30 Vice Chair Ellison asked if the areas adjacent to Big Timber Road would provide an opportunity for retail uses and Director Nordman noted that the intent was to focus retail uses on Route 47.

35 Turning, to Subarea 2: Central Huntley - *Northwest Corner of Route 47 and Kreutzer Road*, Planner Williams pointed out that this subarea also includes the eastern portion of the Route 47 corridor, south of Dean Street. As with the other subareas, Planner Williams noted, the Comprehensive Land Use Plan, Transportation Plan and natural features, including wetlands and the Kishwaukee Creek running west and east through the property, dictated the proposed land uses, roadway configuration and open space/buffer areas.

40 Finally, the PowerPoint slide depicting Subarea 3: *Northwest Huntley – North and West of Route 47, West of Vine Street and South of Reed Road*, which included the Staff Recommendations for proposed land uses and roadway configuration within the subarea was reviewed by Planner Williams.

45 Planner Williams pointed out that what differentiated this subarea from the other two subareas was that it did not include elements from the Transportation Plan or natural features. Other than the proposed extension of Founders Field Boulevard north and south along the west portion of the subarea and the existing stormwater storage in the Bakley's 18th Edition West south of Reed Road and east of Vine Street, the proposed future development of the subarea is largely guided by the Comprehensive Land Use Plan. Director Nordman added that the future development of this subarea will be largely predicated on the assembling parcels.

50 Director Nordman stated that at the next Plan Commission meeting discussion will continue regarding future development elements of the three (3) Subareas.

9. Adjournment

At 7:26 pm, a MOTION was made to adjourn the February 10, 2014 Plan Commission meeting.

5 **MOVED:** Vice Chairperson Ellison
SECONDED: Commissioner Nichols
AYES: Commissioners Hoeft, Nichols and Chandler, Vice Chairperson Ellison and
Chairman Kibort
NAYS: None
10 **ABSTAIN:** None
MOTION CARRIED 5:0:0

Respectfully submitted,

James Williams

15 Planner
Village of Huntley