

VILLAGE OF HUNTLEY
PLAN COMMISSION MEETING
Monday, April 28, 2014
MINUTES

5

CALL TO ORDER

Chairman Tom Kibort called to order the Village of Huntley Plan Commission meeting for April 28, 2014 at 6:30 pm in the Municipal Complex Village Board Room at 10987 Main Street, Huntley, Illinois 60142. The room is handicap accessible.

10

PLEDGE OF ALLEGIANCE

Commissioner Hahn led the Pledge of Allegiance.

ROLL CALL

15

PLAN

COMMISSIONERS: Commissioners Tim Hoeft, Ron Hahn, Lori Nichols, Terra Jensen, Vice Chair Dawn Ellison and Chairman Tom Kibort

20

COMMISSIONERS ABSENT:

Commissioner Robert Chandler

ALSO PRESENT:

Assistant Village Manager Lisa Armour and Director of Development Services Charles Nordman

25

4. Public Comments There were no public comments.

5. Approval of Minutes

30

A. Approval of the April 14, 2014 Plan Commission Meeting Minutes

A MOTION was made to approve the April 14, 2014 Plan Commission Meeting Minutes as written.

35

MOVED: Commissioner Hahn

SECONDED: Commissioner Nichols

AYES: Commissioners Hahn, Nichols, Jensen, Vice Chair Ellison and Chairman Kibort

NAYS: None

ABSTAIN: Commissioner Hoeft

40

MOTION CARRIED 5:0:1

6. Public Hearing

45

A. Petition No. 14-4.3 Co-Petitioners, namely Component Management Group, LLC, Weber-Stephen Products, LLC and Duke Realty Limited Partnership, 131-acres adjacent to the south boundary of Freeman Road and immediately east of and adjacent to the Huntley Outlet Mall (the "Subject Property") – Public Hearing to consider a request filed in connection with an application for annexation of the Subject Property for the purpose of procuring approvals for the following actions: (i) map amendment to rezone to ORI-Office/research/industrial district; (ii) approval of a special use permit for a preliminary planned unit development; and (iii) approval of a preliminary plat of subdivision, pursuant to the requirements of Sections 156.046, 156.070, and 155.220 of the Huntley Zoning and Subdivision Ordinance.

50

A MOTION was made to open the public hearing to consider Petition No. 14-4.3.

MOVED: Vice Chair Ellison

SECONDED: Commissioner Hoeft

5 **AYES: Commissioners Hoeft, Hahn, Nichols, Jensen, Vice Chair Ellison and
Chairman Kibort**

NAYS: None

ABSTAIN: None

MOTION CARRIED 6:0:0

10

Chairman Kibort stated that a public hearing is being conducted and all audience members that would like to speak tonight must be sworn in. Chairman Kibort asked anyone wishing to speak to stand and be sworn in. The following individuals were sworn in:

15

Charles Nordman, Village of Huntley

Peter Bazos, Weber –Stephen Products attorney, 1250 Larkin Ave # 100, Elgin, IL 60123

Dean Duffy, Executive Vice President, Weber-Stephen Products LLC, 200 East Daniels Road

Palatine, IL 60067

Ryan O’Leary, Duke Realty Limited Partnership, 9377 West Higgins Road – Suite 600, Rosemont, IL 60018

20

Wil Freve, Duke Realty Limited Partnership

Doug Knoepfel, Harris Architects, 4801 W Emerson Ave, Palatine, IL 60067

Dan Uebelhor, Hitchcock Design Group, 221 W Jefferson Ave, Naperville, IL 60540

Lynn M. Means, Sam Schwartz Engineering, 3100 W. Higgins Rd, Ste. 100, Hoffman Estates, IL 60169

James G. McConnell, Construction Law Services, 9548 Williams Dr., Huntley, IL 60142

25

Gordon Stade, 41W368 Freeman Road, Huntley, IL 60142

Nancy Reid, 17N443 Powers Road, Huntley, IL 60142

Scott Filippi, 41W155 Cheryl Ct., Huntley, IL 60142

Katherine Smith, 18N030 Carriage Way Lane, Huntley, IL 60142

30

Director Nordman reviewed a PowerPoint presentation outlining the subject request beginning with noting that the petitioners are Component Management Group, LLC, as owner and co-petitioner, Weber-Stephen Products, LLC, as co-petitioner, and Duke Realty Limited Partnership, as Contractor Purchaser and co-petitioner. Weber-Stephen Products (Weber), the maker of Weber® grills, is proposing to build a 757,120 square foot global distribution center on property located outside the Village limits immediately east of the Huntley Outlet Center.

35

The current property owner, Component Management Group, LLC, is seeking to annex approximately 131 acres.

Project Overview

40

Director Nordman continued, stating that Duke Realty Limited Partnership (Duke) would serve as developer of the 57.58 acre site, which would allow for the initial construction of the 757,120 square foot building for Weber with the ability to expand in the future by another 405,600 square feet of space. Director Nordman noted the remaining portion of the property to be annexed would include a lot along Freeman Road of 3.5 and three lots along the new Weber Drive (private roadway) of 15.69 acres, 7.56 acres, and 6.86 acres. Since 1996, Weber has occupied approximately 625,000 square feet of space on Oak Creek Parkway behind Jewel/Osco. About 400,000 square feet is used for distribution operations and the remaining 225,000 square feet is used for manufacturing operations.

45

Required Approvals

50

Director Nordman stated the proposed development of the 131 acre property requires the following approvals from the Plan Commission and Village Board:

- Annexation and Annexation Agreement (The proposed Annexation and Annexation Agreement will be considered by the Village Board at a public hearing on May 8, 2014)
- Map Amendment to Rezone to ORI-Office/Research/Industrial District
- Special Use Permit for Preliminary Planned Unit Development (PUD)
- Preliminary Plat of Subdivision

5

10

Following approval of the above actions, Director Nordman continued, the petitioners will be required to submit a Final Plat of Subdivision and Final Planned Unit Development for each site and that it is anticipated that the Final Plat of Subdivision for the entire site and Final PUD for the Weber site will be submitted immediately following the preliminary approvals and annexation by the Village Board.

Map Amendment

15

Director Nordman pointed out that the proposed annexation agreement would immediately rezone the property upon annexation to. Additionally, Director Nordman noted that rezoning to ORI Office /Research / Industrial would allow for the development of office, research, and light industrial uses which are consistent with the business park development identified for the subject property since the June 2005 Village comprehensive land use plan.

20

Preliminary Plat of Subdivision

25

In regard to the proposed Preliminary Plat of Subdivision, Director Nordman stated that the 131 acre site will be subdivided into five (5) lots and two (2) outlots dedicated for stormwater management including: Lot 1 for Weber is 57.58 acres; a 3.5 acre lot along Freeman Road and three lots along the new Weber Drive (private roadway) of 15.69 acres, 7.56 acres, and 6.86 acres. All proposed lots conform to the 1.38 acre (60,000 square feet) minimum lot area and 160 feet minimum lot width required for the ORI zoning district. Director Nordman noted that while Lots 2, 3 and 4 do not front on a publicly dedicated street each of these lots will front upon Weber Drive which is to be a private roadway maintained by the property owner.

30

Special Use Permit for Preliminary Planned Unit Development

35

Director Nordman outlined the specifics of the proposed Preliminary Planned Unit Development for the proposed site plan including that the Weber would develop Lot 1 with a 757,120 square foot distribution facility with the opportunity for a future expansion of 405,600 square feet for a total of 1,162,720 square feet. Furthermore, the site plan also accommodates a 3.5 acre lot along Freeman Road and three lots along the western side of the new Weber Drive (private roadway) of 15.69 acres, 7.56 acres, and 6.86 acres for future development with the current owner, Component Management Group, retaining these lots and likely marketing them for sale.

40

The 3.5 acre lot located along Freeman Road, directly east of the Weber site, has the potential to accommodate an approximately 40,000 square foot office building. The three (3) lots along Weber Drive could accommodate a total of approximately 270,000 square feet of office, research, and industrial users.

45

Director Nordman noted that the truck loading/parking area will be enclosed with fencing and access to the area will be controlled by manned checkpoints with gates at the entrance and exit. Trucks entering the Weber site would utilize the private cul-de-sac (Weber Drive) and then exit the site using the driveway on Freeman Road which is located at the northeast corner of the Weber site. Director Nordman explained that employee parking lot at the front of the building would be accessed from Freeman Road and that the proposed site plan provides a total of 295 parking spaces, including 154 parking spaces to be provided on opening day with an additional 141 parking spaces to be landbanked for future construction as needed. Based on the Village's Zoning Ordinance a total of 464 parking spaces are required.

50

5 Director Nordman pointed out that according to the traffic analysis conducted by Weber, their largest shift will have 85 employees (85 employees on first shift and 45 employees on second shift); therefore, they are requesting to reduce the required number of parking spaces to match the actual number of employees in the facility at any one time.

10 In regard to access from Freeman Road, Director Nordman indicated that there would be three new access driveways from that roadway to the proposed Weber development; Two would be for Weber use only while the third would be shared with potential future development on the west side of the site. Additionally, Director Nordman noted that Freeman Road would be improved across the entire frontage to provide a continuous left-turn lane to support the new access points and two of these locations would include a right-turn lane to minimize the impact of the development on those using the Freeman Road corridor today.

15 Director Nordman pointed out that adjustments to the traffic signal at IL 47/Freeman Road to insure that additional car and truck traffic is accommodated will be coordinated between the development team and the Illinois Department of Transportation. Additionally, Village Staff is also requiring that a right-turn deceleration lane be added at the existing Weber access driveway (opposite Auto Mall Drive). Based on the traffic study provided by the development team, the Weber global distribution is likely to add approximately 160 and 270 vehicles respectively in the morning and evening rush hour periods, roughly doubling the traffic there today, and of these, 55 are likely to be trucks.

20 Director Nordman also noted that the proximity of the IL Route 47 and I-90 corridors suggest that the vast majority of the traffic generated (both car and truck) will come to and from the west on Freeman Road and that the design of the Freeman Road / Route 47 intersection was designed based on 2040 land use projections, which included development of subject site. Director Nordman added that based on the traffic study, if all roadway improvements are implemented as proposed that the access driveways will operate at acceptable levels with no trucks queuing onto Freeman Road.

30 *Building Elevations*

Director Nordman reviewed a PowerPoint slide depicting the proposed distribution center's building elevations noting that there will be 83 overhead doors for the truck docks on the east side of the building and 66 loading docks on the west side of the facility.

35 *Landscaping*

40 Director Nordman stated that the Preliminary Planned Unit Development (PUD) submittal includes a landscape plan that provides the general framework for the preparation of a final landscape plan that will be submitted with the Final Planned Unit Development (PUD). Specific sizes and species of plant materials are required to be provided as part of the Final PUD landscape plan and the sizes indicated on the Plan are minimum sizes. Furthermore, Director Nordman noted that proposed fencing for the site at a height of eight (8) feet includes ornamental fencing at the front of the facility and color coated chain link fence surrounding the remainder of the site.

45 *Landscaping - Weber Site - North*

50 Director Nordman's review of the landscaping for the site continued noting that the berms along Freeman Road frontage will be provided ranging between seven (7) to ten (10) feet in height and an outdoor gathering space at the northwest corner of the Weber site is also planned. Street trees will be planted in accordance with Ordinance requirements across the frontage of the Weber property and portions of Lot 2 with the remaining street trees along Weber Drive to be planted as the remaining lots are developed. Screening of the development from the

residential areas to the northeast will be accomplished with a combination of the site grading and evergreen tree planting adjacent to Freeman Road.

Landscaping - Weber Site - South

5

Landscape screening along the east property line of the Weber property will primarily consist of evergreen trees with shade trees evenly distributed along the property line and a combination of evergreens and shade trees evenly distributed along the west property line to screen the truck loading/parking area from Weber Drive.

10 *Signage*

Director Nordman reviewed the proposed signage for the Weber distribution facility which will include a total of four signs on the site; two (2) wall signs are proposed on the north and south building elevations and two (2) 6'x12' ground signs; one located adjacent to the Freeman Road / Weber Drive intersection and the other to be located adjacent to Freeman Road entrance to the employee/visitor parking lot.

15

Requested Relief

The following relief is requested from the requirements of the Village's Zoning Ordinance as part of the Preliminary Planned Unit Development:

20

1. Section 156.046(C)(5) of the Zoning Ordinance requires a minimum side yard setback of 10 feet for parking lots. The petitioner is proposing a minimum side yard setback of 5 feet.
2. Section 156.106(C)(5)(c) of the Zoning Ordinance limits the width of curb cuts to 25 feet in width. The petitioner is requesting relief to allow curb cuts greater than 25 feet.
- 25 3. Section 156.106(C)(6)(a) of the Zoning Ordinance requires that an average minimum illumination of two (2) foot candles is provided in parking lots. The petitioner is requesting relief to provide an average minimum illumination of one (1) foot candle.
- 30 4. Section 156.106(H) of the Zoning Ordinance provides parking requirements for specific land uses. The petitioner is requesting that the parking requirements not apply to the Weber facility; however, if the future use of the facility changes, Village staff reserves the right to reevaluate the required parking.
5. Section 156.122(D) of the Zoning Ordinances allows one (1) ground sign per lot. The petitioner is requesting relief for two (2) ground signs on the Weber lot.
- 35 6. Section 156.123(A) of the Zoning Ordinance limits the total surface area of all wall signs on a building shall not exceed one (1) square foot for each lineal foot of the building's frontage. The petitioner is requesting relief to allow a wall sign on the south elevation (facing the Tollway) to not exceed 2,000 square feet.
7. Section 156.123(D) of the Zoning Ordinance limits the number of wall signs to one per street frontage. The petitioner is requesting relief to allow a second wall sign on the south elevation (facing the Tollway).
- 40 8. Section 156.150 of the Zoning Ordinance requires that a treescape (tree protection) plan be submitted for review by Village Staff. The petitioner is requesting to not provide a treescape plan, but rather provide a Tree Protection Plan indicating the limits of existing vegetation (not individual trees), and zones where trees are to be protected by the installation of protective fence.
- 45 9. Section 156.151(G)(7) of the Zoning Ordinance requires that shade trees be provided at the equivalent of 75 feet apart along a non-residential property line. The petitioner is requesting to provide plantings in accordance with the Landscape Plan which proposes the use of evergreen trees to better screen the facility.
- 50 10. Section 156.151 of the Zoning Ordinance provides specific requirements for parking lot landscaping. The petitioner is requesting relief to landscape the interior of the parking lot in accordance with the Landscape Plan.

11. Section 156.151(G)(12)(c) of the Zoning Ordinance requires that detention basins shall be landscaped with a minimum of one (1) tree for each 750 square feet of dry area land. The petitioner is requesting to provide landscaping adjacent to the detention basins in accordance with the Landscape Plan, rather than on the side slopes of the basins.

5

Action Requested

10 Director Nordman stated that the petitioners request a motion of the Plan Commission, to recommend approval of Petition No. 14-4.3 Co-Petitioners, namely Component Management Group, LLC, Weber-Stephen Products, LLC and Duke Realty Limited Partnership, 131-acres adjacent to the south boundary of Freeman Road and immediately east of and adjacent to the Huntley Outlet Mall (the “Subject Property”) – Public Hearing to consider a request filed in connection with an application for annexation of the Subject Property for the purpose of procuring approvals for the following actions: (i) map amendment to rezone to ORI-Office/Research/Industrial district; (ii) approval of a special use permit for a preliminary planned unit development; and (iii) approval of a preliminary plat of subdivision, pursuant to the requirements of Sections 156.046, 156.070, and 155.220 of the Huntley Zoning and Subdivision Ordinance.

15

Staff recommends the following conditions be applied should the Plan Commission forward a positive recommendation to the Village Board:

20

1. All public improvements and site development must occur in full compliance with all applicable Village Municipal Services (Engineering, Public Works, Planning and Building) and approved Annexation Agreement site design standards, practices and permit requirements.
- 25 2. The petitioner must address all outstanding Development Services Department review comments prior to final consideration by the Village Board or as part of the final plans as previously referenced in this report.
- 30 3. All easements and or license agreements required for off-site utilities, including plats of easement and the design for the storm water facilities, necessary to support the development must be obtained prior to the execution of the final plat of subdivision.
- 35 4. The Village of Huntley will require adherence to Illinois drainage law and best management practices for storm water management. Weber-Stephen Products/ Duke Realty and Component Management, LLC and their agents and assignees are responsible for not increasing the rate of storm water runoff and will be required, to the extent practicable, to minimize any increase in runoff volume through “retention” and design of multi stage outlet structures.
- 40 5. Final approval of the landscape plans based upon proposed plans and tree survey for all respective phases of the development is required prior to approval of the final plats and final planned unit developments.
- 45 6. The Petitioner will work with Staff on a 5-year management plan for the native plantings in the detention areas.
- 50 7. Required roadway improvements across the Freeman Road frontage of Lot 5 shall be reviewed in conjunction with an application for Preliminary/Final Planned Unit Development for Lot 5.
8. Improvements to allow two-way truck circulation on the existing Weber access driveway, across from Auto Mall Drive, shall be completed prior to the issuance of a final certificate of occupancy for the 757,120 square foot distribution facility. These improvements shall include the addition of a right-turn lane on Freeman Road.

9. Access 2 (driveway for employee/visitor parking lot) shall provide a right-turn deceleration lane.

5 10. Additional evergreens may be required on the Final PUD landscape plan for the Weber property depending on the size and species of the proposed evergreens used to screen the truck loading/parking area.

10 11. No stockpiling of excess materials, including soil/dirt, shall be permitted for longer than twelve (12) months from the time a Certificate of Occupancy is approved for the Weber facility, except as depicted on the site grading plans. Upon removal of any stockpile, the subject site shall be properly graded and seeded.

12. No building plans or permits are approved as part of this submittal.

15 13. No sign permits are approved as part of this submittal.

20 Peter Bazos, Weber legal representative, addressed the Plan Commission and noted that the overall parcel is approximately 165 acres with 131 acres under consideration for annexation. Of the 165 acres, 40 acres will remain “unsubdivided” and with approximately 32 acres of the subdivided, annex property utilized for stormwater management, approximately 72 acres or 44% of the 165 acre parcel will remain undeveloped.

25 Mr. Bazos stated that the development team is seeking annexation approval for the subject property from the Village Board and requests a recommendation of approval from the Plan Commission for the preliminary plat, preliminary planned unit development and re-zoning as proposed.

Dean Duffy with Weber-Stephen LLC, addressed the Plan Commission and thanked them for the opportunity to consider the request.

30 Wil Freve, with Duke Realty Limited Partnership, addressed the Plan Commission, introduced the project’s architect, Doug Knoepfel with Harris Architects, Dan Uebelhor landscape architect with Hitchcock Design Group and Lynn Means Senior Transportation Engineer with Sam Schwartz Engineering and stated that they hope to complete the proposed project by early 2015.

35 In regard to the traffic generated by the proposed development, Mr. Freve stated that a detailed traffic report has been provided to Village Staff. Mr. Freve noted that the report indicates there will be an increase of 40% in gross truck traffic mostly represented by shuttle trips between the existing Weber facility and the proposed distribution center, and with the shuttle trips removed it is expected there will be a 25% increase in truck trips. Currently there are 81 truck trips per day or six per hour, with between 10 to 12 trucks traveling east on Freeman Road toward Elgin per day with the number of trips in this direction approaching zero with the development of the proposed facility. In regard to the proposed stormwater detention, Mr. Freve noted there are no deviations requested from the Kane County Stormwater Ordinance, natural areas including Eakin Creek are not being disturbed and best management practices are to be employed through the site.

45 Mr. Freve stated that a fifty-foot wide area along Freeman Road is reserved for landscaping and noted that berms proposed along Freeman Road and preservation, to the greatest extent possible, of a hill along that roadway will provide screening of the facility from those properties to the east and northeast.

50 Mr. Freve reviewed the requests for relief from the Zoning Ordinance and noted his belief that the standards for review for Special Uses have all been met.

Mr. Bazos reviewed zoning standards and reiterated what Director Nordman had noted in his presentation of the development that the proposed ORI zoning district designation for the site is consistent with the proposed land use designated for the property.

5 Director Nordman acknowledged that public hearing notice requirements were met including notice to adjacent property owners, notice in the newspaper and public hearing sign posted on the property.

Chairman asked if there were any comments from members of the audience who have been sworn in.

10 James McConnell addressed the Plan Commission and stated that there are 45 businesses and 25 trades within the 60142 zip code who could benefit from contracts to perform work on projects like the one under consideration this evening and that Huntley should do all that it can to insure that 10% of the expenditures and 5% of the labor is from the 60142 zip code.

15 Gordon Stade addressed the Plan Commission, stated that he owns the property adjacent to the east of Weber's existing facility and offered the opinion that they should have bought and developed his property for the facility being discussed this evening.

20 Mr. Filippi asked if there is any property on the west side of Route 47 appropriate for the proposed facility because he is concerned with the truck traffic and warehouse use and the noise that it will generate. Mr. Filippi stated that he would be happier if a smaller business park were developed and he is also concerned of the impact the proposed facility will have on the wetland areas.

Chairman Kibort requested Weber representatives to respond to the concerns raised by the previous speakers.

25 Mr. Bazos stated that the development will impact the local economy positively by increasing employment at the existing Weber facility and creating new jobs at the new distribution center. Mr. Bazos noted that the developer's agreement encourages Duke to draw employment locally and purchase equipment and supplies locally and that he will coordinate communication between Mr. McConnell and Duke.

30 In regard to the concerns raised by Mr. Filippi, Mr. Bazos stated that the proposed development corresponds with the future land use plan designation for the property and that the site design and landscaping is crafted to aid in buffering and reducing the impact of the proposed development upon adjacent properties.

35 Will Freve offered the opinion that based upon the traffic studies the traffic impact will be relatively small overall and provided additional information regarding the proposed stormwater management and protection of the Eakin Creek watershed.

40 Commissioner Hoeft asked what the hours of operation for the facility will be and Mr. Freve stated that while the facility will be open twenty-four hours, 65% of the truck traffic will be between the hours of 6:00 a.m. and 3:00 p.m.

Vice Chair Ellison asked if the traffic report considered Powers Road and Commissioner Hahn asked if the existing Weber facility was included as an element in the report's findings.

45 Lynn Means stated that the traffic report included the existing Weber facility including the suggestion for two-way traffic along the existing frontage road which is currently one-way, adding that the report considered the other tracts being annexed but did not take into account the Powers Road/Freeman Road intersection.

50 Katherine Smith addressed the Plan Commission and expressed her concerns that the proposed development would negatively affect the surrounding air, water and housing values.

Chairman Kibort asked for clarification regarding traffic and how it is expected that truck traffic travelling east will be eliminated and Ms. Means offered that this traffic will be eliminated because the Elgin facility will be closed.

5 Chairman Kibort suggested adding signage on the site restricting traffic from turning to the east and/or having the township placing a weight limit for the roadway.

Commissioner Hahn recommended the hiring of local contractors if possible and asked if staging of trucks is a possibility.

10

Mr. Freve stated that they can stage twelve (12) trucks at one time and estimates that between six and eight trucks can queue up and offered additional information regarding the security checks on trucks, trucker's lounge and information provided to truckers regarding where to park.

15 Commissioners Nichols and Jensen stated that they were generally in favor of the proposed office/warehouse facility plan and had no additional comments or concerns.

Commissioner Hoeft stated that he like the variety of landscaping to be provided as well as the abundant open space.

20

Chairman Kibort noted that the proposed berms and trees are subject to review as part of the final landscape plan provide as part of the final planned unit development approval and hoped that local resources may be used for the native plantings to be used on the site.

25 **A MOTION was made to close the public hearing to consider Petition No. 14-4.3.**

MOVED: Vice Chair Ellison
SECONDED: Commissioner Nichols
AYES: Commissioners Hoeft, Hahn, Nichols, and Jensen, Vice Chair Ellison
and Chairman Kibort
NAYS: None
ABSTAIN: None
MOTION CARRIED 6:0:0

30

35 **A MOTION was made to recommend approval of Petition No. 14-4.3 Co-Petitioners, namely Component Management Group, LLC, Weber-Stephen Products, LLC and Duke Realty Limited Partnership, 131-acres adjacent to the south boundary of Freeman Road and immediately east of and adjacent to the Huntley Outlet Mall (the "Subject Property") – Public Hearing to consider a request filed in connection with an application for annexation of the Subject Property for the purpose of procuring approvals for the following actions: (i) map amendment to rezone to ORI-Office/Research/Industrial district; (ii) approval of a special use permit for a preliminary planned unit development; and (iii) approval of a preliminary plat of subdivision, pursuant to the requirements of Sections 156.046, 156.070, and 155.220 of the Huntley Zoning and Subdivision Ordinance subject to the following conditions:**

40

45 1. All public improvements and site development must occur in full compliance with all applicable Village Municipal Services (Engineering, Public Works, Planning and Building) and approved Annexation Agreement site design standards, practices and permit requirements.

50 2. The petitioner must address all outstanding Development Services Department review comments prior to final consideration by the Village Board or as part of the final plans as previously referenced in this report.

3. All easements and or license agreements required for off-site utilities, including plats of easement and the design for the storm water facilities, necessary to support the development must be obtained prior to the execution of the final plat of subdivision.
- 5 4. The Village of Huntley will require adherence to Illinois drainage law and best management practices for storm water management. Weber-Stephen Products/ Duke Realty and Component Management, LLC and their agents and assignees are responsible for not increasing the rate of storm water runoff and will be required, to the extent practicable, to minimize any increase in runoff volume through “retention” and design of multi stage outlet structures.
- 10 5. Final approval of the landscape plans based upon proposed plans and tree survey for all respective phases of the development is required prior to approval of the final plats and final planned unit developments.
- 15 6. The Petitioner will work with Staff on a 5-year management plan for the native plantings in the detention areas.
- 20 7. Required roadway improvements across the Freeman Road frontage of Lot 5 shall be reviewed in conjunction with an application for Preliminary/Final Planned Unit Development for Lot 5.
- 25 8. Improvements to allow two-way truck circulation on the existing Weber access driveway, across from Auto Mall Drive, shall be completed prior to the issuance of a final certificate of occupancy for the 757,120 square foot distribution facility. These improvements shall include the addition of a right-turn lane on Freeman Road.
- 30 9. Access 2 (driveway for employee/visitor parking lot) shall provide a right-turn deceleration lane.
- 35 10. Additional evergreens may be required on the Final PUD landscape plan for the Weber property depending on the size and species of the proposed evergreens used to screen the truck loading/parking area.
- 40 11. No stockpiling of excess materials, including soil/dirt, shall be permitted for longer than twelve (12) months from the time a Certificate of Occupancy is approved for the Weber facility, except as depicted on the site grading plans. Upon removal of any stockpile, the subject site shall be properly graded and seeded.
- 45 12. No building plans or permits are approved as part of this submittal.
- 50 13. No sign permits are approved as part of this submittal.

MOVED: Vice Chair Ellison
SECONDED: Commissioner Nichols
AYES: Commissioners Hoeft, Hahn, Nichols, and Jensen, Vice Chair Ellison and Chairman Kibort
NAYS: None
ABSTAIN: None
MOTION CARRIED 6:0:0

7. Discussion

50 Director Nordman reminded the Plan Commission that the next scheduled Plan Commission meeting is Monday, May 12, 2014 at 6:30 p.m.

8. Adjournment

5 At 8:30 pm, a MOTION was made to adjourn the April 28, 2014 Plan Commission meeting.

MOVED: Commissioner Ellison

SECONDED: Commissioner Nichols

AYES: Commissioners Hoeft, Hahn, Nichols, and Jensen, Vice Chair Ellison and
Chairman Kibort

10 **NAYS:** None

ABSTAIN: None

MOTION CARRIED 6:0:0

Respectfully submitted,

15 *James Williams*

Planner

Village of Huntley