

**VILLAGE OF HUNTLEY  
PLAN COMMISSION MEETING  
Monday, May 23, 2016  
MINUTES**

5

**CALL TO ORDER**

Chairman Tom Kibort called to order the Village of Huntley Plan Commission meeting for May 23, 2016 at 6:35 pm in the Municipal Complex Village Board Room at 10987 Main Street, Huntley, Illinois 60142. The room is handicap accessible.

10

**PLEDGE OF ALLEGIANCE**

Chairman Tom Kibort led the Pledge of Allegiance.

**ROLL CALL**

15

**PLAN**

COMMISSIONERS: Commissioners Darci Chandler, Lori Nichols, Terra DeBaltz, Vice-Chair Dawn Ellison and Chairman Tom Kibort

20

**COMMISSIONERS**

ABSENT: Commissioners Ron Hahn and Robert Chandler

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

25

4. Public Comments None.

5. Approval of Minutes

30

A. Approval of the April 11, 2016 Plan Commission Meeting Minutes was tabled.

B. Approval of the May 9, 2016 Plan Commission Meeting Minutes

**A MOTION was made to approve the May 9, 2016 Plan Commission Meeting Minutes as written.**

35

**MOVED: Commissioner DeBaltz**

**SECONDED: Vice-Chair Ellison**

**AYES: Commissioners Darci Chandler, DeBaltz and Vice-Chair Ellison**

**NAYS: None**

**ABSTAIN: Chairman Kibort**

40

**MOTION CARRIED 3:0:1**

6:38 – Commissioner Nichols arrived

45

6. Petition(s)

A. Petition No. 16-5.2, Huntley Development Limited Partnership LLC, owner, Northwest Corner Route 47 and Jim Dhamer Drive - Conceptual Review of Proposed Drainage Improvements to Property Located at the Northwest Corner of Route 47 and Jim Dhamer Drive.

50

**Background Information**

Director Nordman reviewed a PowerPoint presentation outlining the request from the petitioner, Huntley Development Limited Partnership LLC, for the subject property located at the northwest corner of Route 47 and

Jim Dhamer Drive. Director Nordman continued noting that the petitioner is requesting conceptual review of a proposed plan to relocate Eakin Creek on property located at the northwest corner of Route 47 and Jim Dhamer Drive.

5 **Development Summary**

Director Nordman stated that Huntley Development Limited Partnership (Horizon Group) is requesting conceptual review to proceed with the necessary applications to relocate Eakin Creek northwest of the Route 47 and Jim Dhamer Drive intersection. The relocation of the creek will occur entirely on property owned by the Horizon Group. The creek, which flows from east to west, will still enter the property at the northwest corner of the Route 47 and Jim Dhamer Drive intersection. From this point, it would be relocated so that it runs parallel to Route 47 along the east edge of the property and then will turn west along the north side of the property.

Director Nordman pointed out that the petitioner has stated the relocation of the creek is intended to make the property better suited for future development by maximizing the contiguous developable area. The creek currently bisects the property and makes the property prohibitive for locating large users because of the complications associated with the significant number of creek crossings that would be required.

**Staff Analysis**

Director Nordman continued the outline of the concept review request noting that the Horizon Group property at the northwest corner of Route 47 and Jim Dhamer Drive is zoned "O" Corporate Office Park and "P" Parks and Open Space. The proposed Wetland Mitigation Plan Concept indicates a "Development Area" and a new access drive to Route 47 which includes a portion of the property currently zoned "P" Parks and Open Space that would require rezoning. Director Nordman pointed out that although not identified on the plan, the petitioner has discussed developing the property as commercial at some point in the future and should the Horizon Group proceed with the relocation of the creek they would be doing so at their own risk as there is no guarantee that a request to rezone the "O" Corporate Office Park and "P" Parks and Open Space portion of the property would be approved in the future.

Director Nordman stated that it is possible that surrounding property owners in Sun City may receive public notices on this proposal from one or more of the agencies listed below. Permits and/or reviews are anticipated to be required from these agencies. The Village of Huntley will be required to sign off on certain forms to obtain these permits.

- Village of Huntley – Rezoning and Site Plan Review
- Kane County Stormwater Management Ordinance (administered through Huntley)
- Kane DuPage SWCD (Erosion Control)
- United States Army Corp of Engineers (US ACE) for wetland/Waters of the US impacts
- United States Fish and Wildlife Service
- Illinois Department of Natural Resources (Threatened & Endangered Species)
- Illinois Department of Natural Resources, Office of Water Resources (IDNR-OWR)
- FEMA Conditional and Final Letters of Map Revision (LOMR)
- Illinois Environmental Protection Agency (Section 401 Water Quality Certification and Stormwater Pollution Prevention Plan)

45 **VILLAGE BOARD CONCEPTUAL REVIEW**

Director Nordman noted that the Village Board conceptually reviewed the proposed plan at their March 17 and April 21, 2016, meetings and minutes from both meetings were included as exhibits to the Staff report outlining the petitioner's request.

50 **ACTION REQUESTED**

Director Nordman stated that the petitioners are requesting 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.

5 Dwayne Gillian with V3 Companies, the petitioner's engineering representative, addressed the Plan Commission and provided a brief outline of the proposal under conceptual review and the reason why the petitioner wants to relocate the proposed portion of Eakin Creek. Mr. Gillian stated the proposed realignment of Eakin Creek would facilitate the consolidation of the two triangular portions of property currently bisected by the creekway. Mr. Gillian further noted that a gap in the prairie restoration area at the northeast corner of the site could potentially accommodate access to the property from Route 47. Mr. Gillian also noted that this Route 47 access point needs to be spaced equally between Del Webb Blvd and Jim Dhamer, as well as oriented across from any drive providing vehicular access to the property on the east side of Route 47.

10 Mr. Gillian reviewed an exhibit depicting the distances of the realigned creek from the Del Webb neighborhood north of the subject property and pointed out that the previous owner of the subject property had diverted Eakin Creek to follow its current alignment.

15 Director Nordman requested that Mr. Gillian provide additional detail regarding the prairie restoration and wetland enhancement to the northwest of the proposed creek realignment area.

20 Mr. Gillian noted that the creekway area to the west, owned by Horizon Group, is largely unmanaged and will serve as the mitigation area to compensate for any impacts or fill-areas resulting from the Eakin Creek realignment project and will be monitored by the Army Corp of Engineers.

25 Discussion ensued regarding proposed development elements of the prairie restoration/wetland enhancement area, the quality of Eakin Creek, flora, fauna and wildlife found along the creek, erosion control measures and potential creek amenities and enhancement features that may be included in the project design.

30 Director Nordman encouraged feedback from the Plan Commission regarding the conceptual review of the proposed to include comments regarding the proposed future rezoning of the subject property.

Commissioner Darci Chandler stated she was concerned that the implementation of the project would proceed without a developer for the subject property being specified.

35 Vice Chair Ellison expressed her opposition to the proposed project based on the history of flooding that has occurred in this portion of the Village and potential risks of relocating the creek closer to the adjacent neighborhood.

40 Commissioner Nichols asked if the project will impact the flood elevations and Mr. Gillian noted that the flood zone will be impacted only within the petitioner's property.

Chairman Kibort noted the importance of illustrating the proposed berm feature between the realigned creek and the neighborhood will offer protection from future flooding events.

45 Commissioner DelBaltz asked if a retail development would be considered for the subject property and the amount of buffer area is required between the development and the creek.

50 Mr. Gillian stated that the petitioner is interested in retail development within the subject property and the issue is that currently the creek bisects the subject property and therefore would not accommodate a big-box development.

Discussion ensued regarding the development scenarios for the subject property prior to and after the proposed creek realignment.

5 Director Nordman reviewed the current zoning of the subject property which includes both sides of the creekway, zoned Parks and Open Space, and Corporate Office-zoning to the south and adjacent to Jim Dhamer Drive.

10 Mr. Gillian noted that the request for a zoning change for the subject property will occur when a specific end-user proposes a development plan for the property.

Chairman Kibort asked if the amount of property zoned Parks and Open Space would increase or decrease and Mr. Gillian stated that he believed the area zoned Parks and Open Space would result in a decrease.

15 Discussion ensued about how the boundaries between the zoning districts could be adjusted and whether the boundary would follow the future alignment of creek.

20 Richard Tabatt, 13551 Windy Prairie Drive, his property is at the west end of the street and backs-up to the creek. Mr. Tabatt reviewed the history of work Pulte performed to prevent flooding within basements along the creekway and there may be current homeowners unaware that this work was performed to alleviate flooding in the residence.

Chairman Kibort stated that hopefully records of the work performed can be found and the survey work associated with the proposed project would include the specifics of previous work performed in the area.

25 Mr. Tabatt noted that residents near the intersection of Windy Prairie and Songbird Lane currently have concerns about the noise from traffic on Route 47 and the issue of access to the subject property from Route 47. Mr. Tabatt stated it may be a consideration to not allow traffic to access the property from Route 47 and/or to include a large landscape buffer area or noise abatement walls between the development and the neighborhood. Mr. Tabatt stated his opinion is that the existing zoning configuration should not be changed.

30 Nancy Cihlar, 13541 Windy Prairie Drive, stated that she is not encouraged with the potential of a development so close to her residence with poor landscaping serving as a buffer between the proposed development and her neighborhood.

35 Chairman Kibort noted that the Village requires all developments to adhere to strict landscape and stormwater area planting management and maintenance per the Kane County Stormwater Ordinance.

40 Ms. Cihlar is also concerned with the access to the subject property via Route 47, the signalized intersection at this location and vehicular traffic circulating within the northern portion of the subject site and the impact of these design elements will have on the residential neighborhood.

45 Patricia Beckwith, 13644 Windy Prairie Lane, chose the property based upon its proximity to the adjacent natural area to the south and her rear yard is frequently wet well after rain events and commented about the history of work performed in the neighborhood to manage stormwater.

Ms. Beckwith stated that noise from Route 47 is already a concern and the possibility for development even closer to the neighborhood may increase the problem. Ms. Beckwith commented about the potential for removal of existing trees from the area will detrimental to the neighbor as well as to wildlife in the area.

50 Discussion ensued about the estimated cost for realignment of the Eakin Creek and development of the subject property and assurances that improvement proposed are actually implemented.

Director Nordman noted that the Village of Huntley requires developers to post letters of credit which require the necessary funds to be available for the completion of any project should the developer fail to fulfill their responsibilities.

- 5 7. Discussion
- 8. Adjournment

**At 7:53 pm, a MOTION was made to adjourn the May 23, 2016 Plan Commission meeting.**

- 10 **MOVED: Vice Chair Ellison**
- SECONDED: Commissioner Darci Chandler**
- AYES: Commissioners Darci Chandler, Nichols, DeBaltz, Vice Chair Ellison and Chairman Kibort**
- 15 **NAYS: None**
- ABSTAIN: None**
- MOTION CARRIED 5:0:0**

Respectfully submitted,

- 20 ***James Williams***  
Planner  
Village of Huntley