

VILLAGE OF HUNTLEY
PLAN COMMISSION MEETING
Monday, June 23, 2014
MINUTES

5

CALL TO ORDER

Chairman Tom Kibort called to order the Village of Huntley Plan Commission meeting for June 23, 2014 at 6:32 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 Kibort led the Pledge of Allegiance.

ROLL CALL

15

PLAN

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

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COMMISSIONERS ABSENT:

Commissioner Robert Chandler

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. Approval of Minutes

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A. Approval of the May 12, 2014 Plan Commission Meeting Minutes

A MOTION was made to approve the May 12, 2014 Plan Commission Meeting Minutes as written.

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MOVED: Vice Chair Ellison

SECONDED: Commissioner Nichols

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

NAYS: None

ABSTAIN: Commissioner Hahn

40

MOTION CARRIED 5:0:1

6. Petitions

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A. Petition No. 14-6.1 – Weber-Stephen Products LLC, co-petitioner, Duke Realty Limited Partnership, co-petitioner and owner, and Component Management Group LLC, co-petitioner and owner, ±131.14 acres adjacent to the south boundary of Freeman Road and immediately east of and adjacent to the Huntley Outlet Mall (the “Subject Property”) – Consideration of a Final Plat of Subdivision for the Subject Property and Final Planned Unit Development to accommodate a distribution center for Weber-Stephen Products on Lot 1 of the proposed Duke Realty Corporation Huntley DC Subdivision, pursuant to the requirements of Sections 156.070 and 155.221 of the Huntley Zoning and Subdivision Ordinances.

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5 Director Nordman reviewed a PowerPoint presentation which outlined the request including the co-petitioner Weber-Stephen Products LLC, 200 East Daniels Road, Palatine, IL 60067; co-petitioner/owner: Duke Realty Limited Partnership, 9377 West Higgins Road – Suite 600, Rosemont, IL 60018; and co-petitioner/owner: Component Management Group, LLC, c/o Joseph Valente, 700 Tollgate Road, Elgin, IL 60123

Introduction

10 Director Nordman stated that the subject property is the approximately 131.14 acres of Freeman Road and immediately east of and adjacent to the Huntley Outlet Mall.

Past Plan Commission Action

15 Director Nordman noted that the petitioners had last appeared before the Plan Commission on April 28, 2014, requesting approval for the following:

- Map amendment to rezone to ORI-Office/research industrial district
- Approval of a special use permit for a preliminary planned unit development
- Approval of a preliminary plat of subdivision.

20 The Plan Commission voted unanimously to recommend approval of the requested actions and, subsequently, the Village Board reviewed the requested actions, in addition to the annexation and annexation agreement, at their May 1 and May 8, 2014 meetings and unanimously approved the project subject to conditions.

25 *Required Approvals*

Director Nordman stated that the proposed development of the ±131.14 acre property now requires the following approvals from the Plan Commission and Village Board:

- 30
- Final Plat of Subdivision
 - Final Planned Unit Development for Lot 1 to accommodate a distribution center for Weber-Stephens Products

35 As noted with the previous petition, Director Nordman stated that Component Management Group will retain Lots 2-5 and likely market them for sale. Preliminary and Final PUD approval will be required for these lots in the future when a purchaser/user has been found.

Final Plat of Subdivision

40 Director Nordman continued the presentation stating that the proposed Final Plat of Subdivision will include the subdivision of the subject 131 acre site into five (5) lots and three (3) outlots dedicated for stormwater management or wetlands.

45 Similar to the Preliminary Plat of Subdivision, 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.

50 Director Nordman pointed out that while Lots 2, 3 and 4 do not front on a publicly dedicated street as required by the Subdivision Ordinance, each of the lots will front upon Weber Drive which is to be a private roadway maintained by the property owner.

Final Planned Unit Development

5 Director Nordman stated that 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. Upon completion of the new distribution facility, Director Nordman continued, Weber plans to convert most of the distribution space on Oak Creek Parkway to manufacturing.

10 As proposed this evening, Director Nordman stated that the 57.58-acre property immediately to the east of the Huntley Outlet Center will be developed by Weber-Stephen Products as a 757,120 square foot global distribution center with Duke Realty Limited Partnership serving as owner and developer of the 57.58-acre Lot 1 with the ability to expand in the future by another 405,600 square feet of warehouse/distribution space.

Building Elevations

15 Director Nordman reviewed two PowerPoint slides 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.

Signage

20 Director Nordman pointed out that signage for the subject site corresponds to the preliminary planned unit development plans including a total of four signs on the Weber site: two wall signs and two ground signs. The proposed ground signs will be located adjacent to the Freeman Road / Weber Drive intersection and the other will be located adjacent to Freeman Road and the entry to the employee/visitor parking lot.

Landscaping

30 Director Nordman stated that the proposed landscape plan submitted as part of the Final PUD includes specific sizes and species of plant material and that the plan has been revised since the Preliminary PUD submittal to add evergreen trees at the northeast corner of the site. Additionally, Director Nordman noted that the revised landscape plan also addresses comments received from the Village Board and staff including:

- At least 50% of the shade trees shall be five-inch caliper.
- 35 • The berm immediately west of the easternmost Freeman Road access be extended south and include planting of a minimum of 3 evergreen trees.
- All shade trees planted on the berm fronting Freeman Road are a minimum of five-inches in caliper.
- The 10 shade trees on the west side of Weber Drive to the truck access point onto the Weber property shall be a minimum of 5-inch caliper.
- 40 • The 8 shade trees on the east side of Weber Drive to the truck access point onto the Weber property shall be a minimum of 5-inch caliper.
- The landscaping on the easternmost Freeman Road berm should include additional evergreen trees.
- Landscaping at the base of the ground signs should be better blended with the overall landscape plan.

45 Additionally, Director Nordman stated that the landscape plan includes an outdoor gathering space with a shade sail at the northwest corner of the Weber site and that the open space surrounding the paved gathering area will include a mix of shade and ornamental trees.

50 Director Nordman noted that other than the previously noted elements, the Final PUD landscape plan is otherwise consistent with the landscape plan approved as part of the Preliminary PUD. As detailed with the Preliminary PUD, the proposed landscape plan provides berms across the Freeman Road frontage ranging

between seven (7) to ten (10) feet in height and that a mix of evergreen and shade trees will be planted at the top of the berms.

5 Director Nordman noted that the final element of the landscape plan that he wished to highlight included fencing which will enclose the truck loading/parking area and that access to this area will be controlled by manned checkpoints with gates at the entrance and exit. The proposed fencing includes ornamental at the front and color-coated chain link fencing surrounding the remainder of the site. All fencing will be eight (8) feet in height.

10 *Parking*

10 Director Nordman stated the proposed 757,120 square foot facility requires 379 parking spaces and, in accordance with the Preliminary PUD, relief was approved to allow a total of 295 parking spaces, including 154 parking spaces to be provided on opening day with an additional 141 parking spaces landbanked for future construction as needed.

15 Director Nordman continued noting that as required by the Zoning Ordinance, the petitioner has submitted a Landbank Parking Space Agreement which would allow the Village Board to require the construction of the landbanked parking spaces if needed.

20 *Roadway Improvements*

As included as part of the Preliminary PUD, Director Nordman stated that the proposed Weber development will include three new access driveways onto Freeman Road; Two would be for Weber use only, while the third would be shared with potential future development on the west side of the site.

25 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.

30 *Traffic Analysis*

Based on the traffic study provided by the development team as part of the Preliminary PUD application, Director Nordman mentioned that the Weber warehouse is likely to add approximately 160 and 270 vehicles respectively in the morning and evening rush hour periods today, and of these, 55 are likely to be large trucks.

35 Given the proximity of the Route 47 and I-90 corridors, Director Nordman noted that proposed future traffic patterns 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 with the improvements proposed, the traffic study projects that all the access driveways will operate at acceptable levels with no trucks queuing onto Freeman Road.

40 Additionally, Director Nordman pointed out that the development team is also responsible for coordinating with the Illinois Department of Transportation to make adjustments to the traffic signal at IL 47/Freeman Road to make sure the additional car and truck traffic can be accommodated. Finally, Director Nordman also noted that a right-turn deceleration lane is also proposed to be added on the westbound side of Freeman Road, at the
45 existing Weber access driveway opposite from Auto Mall Drive and that the existing north-south access drive will be improved for two-way traffic.

Action Requested

50 Director Nordman stated that the petitioners request a motion of the Plan Commission, to recommend approval of Petition No. 14-6.1 – Weber-Stephen Products LLC, co-petitioner, Duke Realty Limited Partnership, co-petitioner and owner, and Component Management Group LLC, co-petitioner and owner, ±131.14 acres

5 adjacent to the south boundary of Freeman Road and immediately east of and adjacent to the Huntley Outlet Mall (the “Subject Property”) – Consideration of a Final Plat of Subdivision for the Subject Property and Final Planned Unit Development to accommodate a distribution center for Weber-Stephen Products on Lot 1 of the proposed Duke Realty Corporation Huntley DC Subdivision, pursuant to the requirements of Sections 156.070 and 155.221 of the Huntley Zoning and Subdivision Ordinances.

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

- 10 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.
- 15 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. 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.
- 20 4. 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.
- 25 5. No building plans or permits are approved as part of this submittal.
6. No sign permits are approved as part of this submittal.

Vice-Chair Ellison asked the petitioner if the landscaping proposed adjacent to Freeman Road will be setback enough to avoid any conflict with the sight lines along that roadway.

30 Wil Freve, Duke Realty Limited Partnership, addressed the Plan Commission and stated that the landscape plan design took into consideration the requisite visibility triangles at each of the proposed driveways along Freeman Road.

35 Commissioner Hoeft stated that he was happy with the proposed plan for the Weber Stephen facility.

Commissioner Hahn also stated that he was happy with the plans as proposed and that they appeared in-line with the preliminary plans for the development.

40 Chairman Kibort asked for additional details in regard to the area highlighted in red, east of the proposed building on the landscape plan.

Mr. Freve stated that this area is a buffer enhancement area including a native plantings seed mix that will not be within the wetland itself, but within the buffer area adjacent to the wetland.

45 Chairman Kibort asked for specifics regarding the proposed shade sail.

Dan Uebelhor with Hitchcock Design Group, noted the proposed fabric shade sail will be approximately 55 feet in diameter, eighteen feet in height at the center with posts at the perimeter having alternating heights of ten-, twelve- and fourteen feet.

50 Commissioner Jensen stated that she is happy with the final planned unit development plans for the Weber Stephen facility.

Commissioner Nichols noted that she is also in favor of the plans for the Weber Stephen warehouse and distribution facility as presented.

5 A MOTION was made to recommend approval of Petition No. 14-6.1 – Weber-Stephen Products LLC, co-petitioner, Duke Realty Limited Partnership, co-petitioner and owner, and Component Management Group LLC, co-petitioner and owner, ±131.14 acres adjacent to the south boundary of Freeman Road and immediately east of and adjacent to the Huntley Outlet Mall (the “Subject Property”) –
10 Consideration of a Final Plat of Subdivision for the Subject Property and Final Planned Unit Development to accommodate a distribution center for Weber-Stephen Products on Lot 1 of the proposed Duke Realty Corporation Huntley DC Subdivision, pursuant to the requirements of Sections 156.070 and 155.221 of the Huntley Zoning and Subdivision Ordinances subject to the following conditions:

- 15 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.
- 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.
- 20 3. 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.
- 25 4. 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.
- 5. No building plans or permits are approved as part of this submittal.
- 6. No sign permits are approved as part of this submittal.

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

40 B. Petition No. 14-6.2 – Billitteri Enterprises LLC, petitioner, and Village of Huntley, owner, 11801 Main Street - Conceptual review of a proposed site plan and building elevations for a ±5,675 square foot multi-tenant building.

45 Director Nordman reviewed a PowerPoint presentation outlining the request from Billitteri Enterprises LLC, P.O. Box 2272, Crystal Lake, IL 60039, petitioner and Village of Huntley, 10987 Main Street, Huntley, IL 60142, owner, 11801 Main Street for the Conceptual Review of a proposed site plan and elevations for a ±5,675 square foot multi-tenant building.

Introduction

50 In 2009, Director Nordman stated, the Village began planning efforts for the revitalization of the Downtown with the assistance of Houseal Lavigne Associates that prepared a plan to guide future revitalization efforts. The process included a series of public meetings to gather public input and to identify a clear vision and goals for the

downtown and culminated with the approval of the Downtown Revitalization Plan by the Village Board in September, 2010.

5 Director Nordman continued stating that the Village's Strategic Plan, Vision 7, Goal 1, Objective 1 is to implement the recommendations of the Downtown Revitalization Plan. Director Nordman noted that a fundamental component of the Downtown Plan was the identification of key redevelopment opportunities with the Sawyer Kelley Mill property at 11801 Main Street identified as just such an opportunity.

10 Director Nordman noted that the Village acquired the subject property in late 2012, prepared a request for proposal (RFP) in August 2013 that sought parties interested in restoration of the existing building or redevelopment of the site. Of the two RFP responses, the Village selected the proposal submitted by Billitteri Enterprises, LLC based on the creativity which honors Huntley's historic square architecture, maximizes space for new tenants, and leverages the value of the Village's financial commitment. Director Nordman stated that it is the hope of the Village that the proposed project is anticipated to serve as an important catalyst to revitalization.

Building Elevations

20 Director Nordman reviewed PowerPoint slides for the proposed 5,675 square foot single-story multi-tenant building that will front Main Street. Director Nordman noted that the building's front elevation will primarily utilize face brick, with exception to a storefront that will use hardi-board siding, and the face brick will wrap a portion of the side elevations where it will transition to hardi-board siding which is the primary material to be used on the rear elevation.

Site Plan

25 Director Nordman reviewed the conceptual site plan for the project that includes offsetting the building 12 feet from the front property line to provide an area for outdoor dining and planters. Additionally, Director Nordman pointed out that the foundation plantings are proposed along the side and rear building elevations.

Streetscape Plan

30 Director Nordman reviewed how the footprint of the proposed building has been incorporated into the recently approved Downtown Streetscape Plan to illustrate the relationship between the building and the surrounding improvements that are proposed for the streetscape and parking lots.

35 Additionally, Director Nordman pointed out that the downtown plan illustrates how the existing municipal parking lot will be reconfigured surrounding the building and the long-range plan to add parking behind the other Main Street buildings.

40 Director Nordman noted that parking for the new building will be accommodated in the reconfigured municipal parking lot to the west/southwest of the building and that this lot will be rebuilt by the Village in conjunction with the construction of the building.

Downtown Streetscape Plan

45 Director Nordman reviewed the overall downtown streetscape plan to further highlight how the petitioner's project fits in with the overall vision for the downtown area.

50

Required Approvals

The proposed plans will require the following review and approvals from the Plan Commission and Village Board:

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- Map Amendment to Rezone the Property to B-2
- Preliminary/Final Planned Unit Development
- Final Plat of Subdivision

10 *Action Requested*

Director Nordman stated that the petitioners are requesting that the Plan Commission review the proposed development to obtain feedback regarding developing the plan as proposed. This review is conceptual and does not bind the Plan Commission or the Village in any additional review processes.

15

Larry Farrenkopf, Architects 127 & Associates, Inc., addressed the Plan Commission and provided a photo mosaic of various vintage streetscape views of the Village Square and Main Street that served as the inspiration for the design of the proposed office building. The building was designed as a single-structure that appears to be four buildings similar to the streetscape from the historical views of Huntley.

20

Mr. Farrenkopf reviewed the single-story building's architectural elements including: a façade providing the appearance of having a second story; easternmost tenant space with a forty-five degree entryway facing the square, similar to the entry of the razed mill building, and rear elevation with articulation and roof configuration matching the multi-tenant appearance of the front elevation aimed at providing appropriate proportion and massing that complements the existing buildings within the downtown area.

25

Vice Chair Ellison stated that she appreciates the proposed building's architectural elements and that believes that it captures the essence of the downtown area. However, Vice-Chair Ellison noted that the west elevation could be improved upon given that it faces Route 47 and is essentially the first visual cue for those entering the downtown area.

30

Chairman Kibort suggested the possibility of a mural on the west side of the building.

Commissioner Hoeft was happy with the concept plan as proposed.

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Commissioner Hahn stated that he was happy with the proposed plan, particularly the twelve foot front setback to accommodate the seating area, but, he was curious as to why the building could not have a second story.

Joseph Billitteri noted the financial return for development of an upper floor just did not work, particularly when fire codes and the additional parking required for the additional square footage are considered.

40

Chairman Kibort stated that he liked the proposed building and the entry feature it will provide to the downtown area especially considering the relatively small site area, but, he agrees that something may be done to improve the west elevation of the proposed structure. Additionally, Chairman Kibort suggested additional aesthetic be considered for the seating area such as pavers, stamped concrete or similar embellishment.

45

Chairman Kibort asked about details regarding the parking lot landscaping.

Director Nordman noted that the Village will be designing the parking lot including installation of landscaping.

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Commissioner Jensen stated that she believes the conceptual design of the site and building are very inviting and is in favor a mural or similar improvement to the west elevation of the building.

Commissioner Nichols stated that she likes the design and was curious about the proposed fencing around the patio area adjacent to Main Street.

5 Mr. Farrrenkopf stated the fencing would be some sort of decorative style complementary top the building's architecture.

7. Discussion

10 A. Comprehensive Plan Update

Planner Williams outlined the proposed revisions to the final section of the updated Comprehensive Plan – Chapter VII – Implementation and the Appendix section of the Comprehensive Plan which is essentially the most recent demographics which apply to the Village as well as neighboring municipalities. Planner Williams review of this portion of the Comprehensive Plan update included the following proposed “additions” to the plan's text - **bolded** and *italicized* and proposed “omissions” denoted by ~~strike through~~ text:

CHAPTER VII - IMPLEMENTATION

20 7.1 INTRODUCTION

The previous chapters of this report detailed a number of specific recommendations for the Village of Huntley to be accomplished over the next 20 years. To be meaningful, these recommendations must be supported by mechanisms for implementing them. The purpose of this Chapter is to provide a framework for ensuring that the recommendations become reality. Opportunities for financing certain recommendations are also provided.

7.2 IMPLEMENTATION PROCEDURE

30 Following the adoption of this Plan there are a number of important steps that the Village should take to implement the Plan during the period ending in 2040 as described in the following sections. This plan should be completely reviewed and updated every 5 years.

7.3 FACILITIES PLANNING AREA BOUNDARIES

35 *The Facilities Planning Area is reflected on the Boundary Agreement Map which defines the area that will not be served by neighboring municipalities and therefore could be annexed into the Village during the life of this plan.*

40 7.4 ORDINANCES, STUDIES AND GUIDELINES

7.4.1 Zoning Ordinance

45 The Village should consider revising its zoning ordinance in the following ways:

- Update its use lists to eliminate uses that are outmoded or inconsistent with the purposes of the district
 - Reduce the allowable Floor Area Ratios in the non-residential districts that currently allow development far exceeding what is likely to be built in the future, particularly taking into consideration the need for adequate off-street parking and appropriate landscaping.
- 50

- Provide for a single family residential district of 10,000 square feet in order to reflect Village Board policies on density.
- Modify planned unit development regulations to provide for appropriate densities and provide more information on building design and materials.
- Modify parking standards to require for guest parking in multiple family developments.
- *Continue to apply the Village's Commercial Design Guidelines* ~~Adopt design guidelines for non-residential developments.~~
- *Continue to landmark appropriate properties and/or amend the existing Huntley Historic District to include applicable properties within and around the downtown area to* ~~Adopt a historic overlay district around the downtown~~ *to preserve the Village's historic small town character.*
- Adopt Open Space regulations to apply to lower density residential areas to encourage clustering and open space preservation.
- *Consider adoption of Form-Based Codes and/or Overlay District(s) in the downtown area to foster implementation of the downtown revitalization plan initiatives.*
- *Consider adoption of mixed-use district(s) to apply in the downtown area and other applicable portions of the Village to accommodate active uses on the ground floor and residential and offices uses on upper floors.*

7.4.2 Traffic Studies

The Village should carry out studies for the designs of key intersections and for traffic calming for Route 47 and other roadways in the Village, where traffic speeds and volumes are or will likely negatively impact the quality of life for adjacent homes and businesses and the community as a whole.

7.4.3 Scenic Roadways

The Village should designate certain local roadways as “Scenic Roadways” and establish guidelines for native landscaping and adequate setbacks for adjacent development. Such scenic roadways will help preserve the existing rural character of much of the area surrounding area, particularly areas to the north and west that are planned to be developed for larger lot single family residential purposes.

7.5 WASTEWATER TREATMENT

Future expansion of the collection system to serve the area south of I-90 Tollway consisting of multiple lift stations pumping to the West Treatment Plant.

~~Adopt the Village of Huntley 1999 Wastewater Treatment Facilities Plan Amendment, dated January 1999 as the official Wastewater Treatment Facilities Plan for the Village of Huntley. Acquire a 12-acre parcel adjacent to the existing West Plant for West Plant expansion.~~

7.6 COOPERATION WITH OTHER UNITS OF GOVERNMENT

The Village of Huntley serves the entire Village population including other jurisdictional interests and property owners. Impacts of decisions made in one community rarely stop at the Village boundaries. The Village has a well-established tradition of cooperation with School District 158, the Huntley Park

District, the McHenry County Conservation District, Kane County and McHenry County officials and its neighboring communities. It is vitally important to the success of the Plan that the Village continue to cooperate with all of these governmental bodies to achieve common goals.

5 **7.6.1 Huntley Park District.**

The Village should continue its cooperation with the Huntley Park District to assure that new developments meet Park District needs and provide for the adoption of amendments to the Huntley Park District Master Plan to become elements of the Village’s Comprehensive Plan.

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7.6.2 School District 158

Cooperation between the Village and the Consolidated School District 158 (CSD 158) administration should continue to assist with the coordination of expansions of existing school campuses and development of future campus sites as dictated by their long-range planning processes. The Village should provide utility services to the new campus on Reed Road and cooperate with the District to achieve appropriate development and access to school district facilities.

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7.6.3 METRA/Amtrak

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The Village should *continue promotion of the Transit-Oriented Development (TOD) Guidelines including the preference for the Coyne Station Road site for a potential transit station.* ~~share its plans for the proposed train station locations at Coyne Station Road and at Kreutzer Road with METRA so that any issues can be resolved and passenger train service can be provided to the residents of the Village at the earliest time.~~ *Additionally, applicable elements from the TOD Guidelines should also be applied around the proposed Amtrak station site and associated development within the downtown area.*

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7.6.4 Conservation and Forest Preserve Districts

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The Village should work with the McHenry County Conservation District and the Kane County Forest Preserve District to ~~extend the H.U.M. (Huntley, Union, Marengo) Trail southerly into Kane County~~ *foster interconnectivity of trail systems through Huntley and extending to neighboring municipalities.*

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7.7 VILLAGE BEAUTIFICATION

Consistent with the overall landscape plan the Village should make specific beautification improvements each year funded by a specific amount in the annual budget, and potentially, private donations. The following list is illustrative, but not exhaustive of the elements that should be included:

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- Trees, shrubs, annual and perennial flowers
- Well designed, high quality street amenities (signs, benches, tree grates, planters, trash receptacles, bollards, hanging baskets, etc.)
- Decorative walls and fences
- Decorative informational signs and directories at key locations such as the *Downtown Area and along Route 47* ~~Village Green and Village Hall.~~
- Urban design elements

45

7.8 DESIGN AND MAINTENANCE OF PUBLIC INFRASTRUCTURE

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7.8.1 Design

The design of the public infrastructure such as bridges, streetscapes and public buildings should conform to the high standards the Village sets for private development.

7.8.2 Maintenance

5

The Village's appeal is based in large measure on its scale, pedestrian environment, and the traditional design of its buildings. Maintenance is particularly important for sidewalks, trails, pedestrian tunnels and bridges (and the beautification elements that surround them) because they unite the Village and make it possible to maintain the character that makes Huntley a special place. Moreover, well cared for public facilities demonstrates a commitment to the community symbolic of how residents feel about the Village.

10

APPENDIX

HUNTLEY/SURROUNDING COMMUNITIES - DEMOGRAPHICS

15

Household Size

The average household size in Huntley has steadily declined since 1970, reflecting both a trend of smaller family size and an increased percentage of multiple family housing in the area. In 2010, Huntley's average household size was 2.46 and 2.47 in 2000 compared to 2.64 in 1990.

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Age Distribution

Huntley has had a relatively older population even before the burgeoning development of the Del Webb Sun City Community. In 1990 Huntley's percentage of the total population under the age of 18 was 26.8%, significantly less than the developing communities to the east (Algonquin was 32.3% and Lake in the Hills was 31.4%). This trend continued in 2010 and 2000, with Huntley having 23.4% and 23.85%, respectively, of the total population less than 18 years of age while Algonquin had 28.97 ('10) and 32.8% ('00) and Lake in the Hills had 31.55% ('10) and 33.42% ('00).

25

30

Correspondingly, Huntley's percentage of total population age 65 and over in 2010 was 12.7% and 16.87% in 2000. Comparatively, the total population age 65 and over in Algonquin was 8.08% in 2010 and 5.28% in 2000 and in Lake in the Hills 5.22% (2010) and 3.34% (2000).

35

Per Capita Income

Huntley's per capita income has generally kept pace with its neighbors, increasing from \$3,556 in 1970 to \$16,647 in 1990, \$27,451 in 2000, \$32,487 in '09 and dipping slightly in 2011 to \$31,991.

40

Median Home Value

In 2011, Huntley's median home value was \$221,192, compared to \$191,600 in 1990 and \$102,600 in 1990. Although these values were less than neighboring Algonquin (\$243,338 in 2011, \$194,500 in 2000 and \$134,600 in 1990, an increase of 81%) and Gilberts (\$283,436 in 2011, \$210,600 - 2000 and \$153,400 - 1990, an increase of 85%), the percentage increase was nearly 116% over the 21 year period.

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Equalized Assessed Valuation

Huntley's EAV has increased from \$14,825,709 in 1980 to \$36,153,300 in 1990, \$154,827,740 in 2000 and \$796,378,817 in 2010.

50

The 2010 equalized assessed valuation figures for neighboring municipalities are as follows:

- Algonquin: \$1,077,620,673
- Gilberts: \$ 212,432,459
- Hampshire: \$ 180,785,131
- Lake in the Hills: \$ 737,383,217
- Lakewood: \$ 181,812,146
- Pingree Grove: \$ 128,340,404

5

8. Adjournment

At 7:45 pm, a MOTION was made to adjourn the June 23, 2014 Plan Commission meeting.

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

Respectfully submitted,

James Williams

20 Planner

Village of Huntley