

VILLAGE OF HUNTLEY
PLAN COMMISSION MEETING
Monday, July 9, 2012
MINUTES

5

CALL TO ORDER

Chairman Tom Kibort called to order the Village of Huntley Plan Commission meeting for July 9, 2012 at 6:30 pm in the Municipal Complex Village Board Room at 10987 Main Street, Huntley, Illinois 60142. The room is handicap accessible.

10

ATTENDANCE

PLAN

15

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

COMMISSIONERS

ABSENT: Commissioner Robert Chandler

20

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

3. Public Comments

25

There were no Public Comments offered.

4. Approval of Minutes

A. Approval of the June 11, 2012 Plan Commission Public Hearing Minutes

30

A MOTION was made to approve the June 11, 2012 Plan Commission Public Hearing Minutes with the following correction:

Page 12, Line 1, "Chairman Kibort" replaced with "Commissioner Chandler"

35

MOVED: Commissioner Stensing

SECONDED: Commissioner Hornig

AYES: Commissioners Stensing, Hornig, Nichols, Westberg, and Chairman Kibort

NAYS: None

40

ABSTAIN: Commissioner Ellison

MOTION CARRIED 5:0:1

5. Petitions

45

A. Petition No. 12-7.1, Ryland Homes – Conceptual Review of a Proposed Plan by Ryland Homes to Construct 78 Single Family Detached "Villas" in Pod 2 of the Talamore Subdivision

Director Nordman reviewed the PowerPoint presentation outlining the request.

50

BACKGROUND INFORMATION

Petitioner/Owner: Ryland Homes

Subject Location: Pod 2 of the Talamore Subdivision

55

Request: Conceptual Review of a Proposed Plan by Ryland Homes to Construct 78 Single Family Detached “Villas” in Pod 2 of the Talamore Subdivision

Director Nordman reviewed a location map of the Talamore subdivision – Pod 2.

5

DEVELOPMENT SUMMARY

Director Nordman reviewed Ryland Homes’ request for conceptual review of a proposed plan to construct 78 single family detached villas in Pod 2 of the Talamore Subdivision. The “R-4” Townhome and Condominium zoned Pod 2 was originally planned for 126 rear loaded townhomes, which originally received Preliminary Planned Unit Development and Preliminary Plat approval on August 11, 2005.

The proposed plan, Director Nordman described, consists of single family homes that will be marketed to the active adult buyer, but, not proposed as an age restricted development. As proposed, the preliminary floor plans feature single story homes ranging from 1,224 to 1,880 square feet with a majority of the homes fronting on private courts that would be maintained by an association. The homes would be offered with the option of adding a basement and/or a garage extension (for additional storage). The proposal is similar to the plan Lennar had for Pod 5 at the time the Talamore PUD was approved in August 2005.

As part of the proposed plan, Director Nordman noted the following setbacks are proposed:

- Rear to rear building separation – 35 ft.
- Rear to side building separation – 25 ft.
- Side to side building separation – 10 ft.
- Side to right-of-way – 15 ft.
- Front setback -15 ft.
- Setback to western property line (Tomaso Sports Park) – 10 ft.
- Setback to north property line – 20 ft.
- Setback to Ackman Road – 30 ft.

25

Additionally, Director Nordman stated the petitioner has discussed allowing golf cart traffic in the Talamore community and revisions to the community’s clubhouse. These revisions would include the addition of a workout area, tennis courts, and golf cart parking and charging area.

STAFF ANALYSIS

As Director Nordman previously noted the Preliminary Planned Unit Development (PUD) and Preliminary Plat for POD 2 were approved by the Village Board on August 11, 2005 [(O)2005-08.68]. The Preliminary PUD proposed 126 rear loaded townhomes similar in design to the Lennar townhomes constructed in Pod 3 (south side of Ackman Road). The proposed plan is a significant change to the original Preliminary PUD and will require a new Preliminary PUD and Preliminary Plat to be reviewed by the Plan Commission and approved by the Village Board.

A cursory review of the concept plan identified the following elements which will require refinement as additional plans are developed:

1. A Plat of Easement was recorded for Pod 2 which identifies areas dedicated for stormwater management and municipal utility easements. The proposed concept plan does not appear to impact the existing areas dedicated for stormwater management or municipal utility easements; however, the development of more detailed plans should be careful not to impact existing improvements.
2. Staff recommends rezoning Pod 2 to “RE-1” (PUD) to be consistent with the zoning applied to the other single family pods in the subdivision.

45

3. The Huntley Fire Protection District will require a turn-around area for any dead-end private drive or street of 150 feet or greater in length.
4. All front elevations shall include some brick/masonry, including Elevation "A". Additionally, Staff recommends increasing the amount of brick/masonry on Elevations "B" and "C".
5. Homes shall conform to the same criteria applied to the other Pods in the Talamore Subdivision. These include the following:
- a. Adherence to the Village's Monotony Ordinance, including the prohibition of installation of the same color siding on any home next to one another fronting the same street.
 - b. Minimum foundation plantings packages for all front and corner side yards.
 - c. All garage doors require windows and at least 3 different garage designs are required for each product line.
 - d. Window grills on all front elevations.
 - e. The following architectural upgrades are standard for all side and rear elevations for the detached single family homes
 - i. 5/4" window surrounds
 - ii. 5/4" frieze boards
 - iii. window grills are standard (as an option, a homeowner may opt out of window grills on non-corner/non-rear facing road lots)
 - iv. shutters around windows
 - v. different color architectural shingles
 - vi. trim will carry over from the front
 - vii. all corner lots will have a minimum of two first floor windows along the corner side elevation
6. The proposed plan will likely require relief to accommodate the proposed lot sizes and building setbacks. Specific elements of relief will be determined as more detailed plans are developed.

VILLAGE BOARD CONCEPT REVIEW

30 Director Nordman stated the Village Board reviewed the conceptual plans on June 7, 2012, and provided the following comments:

- There should be a restriction that no playground equipment is allowed in the backyards.
- It was noted that Pod 2 backs to Tomaso Park which now has lights on the playing fields. It was suggested that dense landscaping be installed to help block the glare and noise.
- The elevations are too plain; Additional brick and architectural features should be added.
- The length of driveways should be such that cars will not hang over the sidewalks.

REQUESTED ACTION

40 Director Nordman concluded the presentation stating the petitioner is requesting that the Plan Commission review the proposed development to obtain feedback regarding the possibility of developing the plan as proposed. This review is conceptual and does not bind the Plan Commission or the Village in any additional review processes.

45 John Carroll, Ryland Homes representative, addressed the Plan Commission.

Chairman Kibort asked if the foundations for the proposed Pod 2 residential units will be connected underground and if there will be specified landscape packages for the homes.

50 Mr. Carroll responded the foundations will be setback a minimum of the ten (10') feet and there will be landscape packages as well as landscaping to be installed and maintained by the homeowners association.

Mr. Carroll continued stating the proposed Pod 2 “Villas” is modeled after the Del Webb Sun City residential development, includes proposed amenity additions to the Talamore Clubhouse mentioned in Director Nordman’s presentation and will hopefully serve to energize the Huntley home market with the addition of this new product.

5

Commissioner Ellison asked what the proposed price of the residential units will be and when Ryland looks forward to beginning construction if the request is approved.

Mr. Carroll responded stating a 1,200 square foot home will cost approximately \$150,000 and Ryland hoped to begin construction as soon as possible following approval.

10

Chairman Kibort asked how many of the existing Mews – Townhomes have been built in Talamore – Pod 3 and Mr. Carroll stated he believed that number to be about six buildings.

Commissioner Ellison inquired regarding Ryland’s position on adding more masonry to the building elevations and Mr. Carroll stated they are willing to investigate the possibility of adding masonry, but believe the currently proposed building elevations compare favorably with the homes marketed in the Del Webb development.

15

Commissioner Ellison asked Staff what the intent was for requiring garage doors with windows.

20

Director Nordman stated the garage doors with windows requirement was an original condition applied to the Talamore residential development aimed at providing another way for the requirements of the monotony code to be achieved.

Commissioner Westberg asked if Pod 2 would have a homeowners association and Mr. Carroll stated the Talamore residential subdivision is served by a master homeowners association while the individual Pods are further served by separate homeowners associations.

25

Commissioner Westberg inquired about the proposed bike paths within the proposed residential Pod as well as about the possibility of developing a path around the detention pond on the east side of the site.

30

Mr. Carroll stated the proposed trails within the development are intended to offer connectivity to paths outside the neighborhood and also agreed to investigate if the grades adjacent to the detention pond will accommodate the suggested path around the feature. Additionally, Mr. Carroll offered the possibility of developing a feature at the north end of the Griffith Drive cul-de-sac.

35

Chairman Kibort suggested placement of trail mile-markers and other passive and active elements such as park benches and/or fitness stations along proposed trails.

Commissioner Nichols warned that driveway approaches should be less steep and more gradual to assist traffic entering and exiting the roadway.

40

Commissioner Stensing stated he had concerns about the architectural elements of homes backing-up to Ackman Road and raised issues regarding the proposed gated entrances. Chairman Kibort suggested the proposed architectural upgrades for side and rear elevations served to address the concern of those homes visible from Ackman Road. Mr. Carroll acknowledged there were several issues regarding the gated entrances to be addressed including the Village’s Public Works Department position on the appropriateness of the gates.

45

6. Discussion

50

A. Proposed Tax Increment Financing District – Status Update

Director Nordman reviewed a PowerPoint presentation outlining the discussion item beginning with the Village having assigned as a priority the Village’s Strategic Plan and Downtown Revitalization Plan to expand local

5 financing tools to advance the implementation of the Downtown Revitalization Plan. Director Nordman continued stating as a step to accomplishing this goal the Village Board entered into a Professional Services Agreement with Kane, McKenna and Associates (KMA) for the preparation of a Tax Increment Financing (TIF) Eligibility Analysis. The creation of a TIF District for the Downtown and surrounding area is intended to increase available funding to support public improvements (i.e. streetscape improvements, public infrastructure improvements, etc.) within the proposed TIF district.

10 Director Nordman reviewed the essential elements of a TIF district including that it is a program that allocates future increases in property taxes to pay for improvements within a designated area. The taxing bodies (School, Park, Library, and Fire) continue to receive their share of property taxes based on the assessed value of a property at the start of the TIF district. Director Nordman pointed out that any increase to the property taxes that would be caused by new development, or reassessment due to improvements, would go to the TIF fund for improvements within the designated district. Director Nordman continued stating a TIF district does not increase taxes for the properties within the district; it only re-allocates how they are used and TIF districts are typically established for 23 years.

Chairman Kibort asked why the typical TIF District was established for 23 years and Director Nordman stated he is was not sure why the time period of 23-years became the standard.

20 Director Nordman apprised the Plan Commission of the latest key developments in the Village's TIF District process including:

The TIF Eligibility Analysis that is being prepared by KMA includes three phases as shown below:

- 25 Phase I – Preliminary Review of Potential Qualification Factors and Economics of the Proposed TIF District
- Phase II – Complete Preparation of the Redevelopment Plan and Project
- 30 Phase III – Redevelopment Agreement, Plans and Project Implementation

35 Phase I, which was presented on April 26, 2012, determined that the downtown area does qualify for consideration as either a "conservation area" or "blighted" pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et. seq. as amended. Phase I also reviewed the economic feasibility of the TIF.

40 Director Nordman pointed out structures older than 35 years typically qualify for "conservation district" status, while properties without utilities or with insufficient infrastructure improvements can be categorized as "blighted" and these designations should in no way be seen as a criticism upon current property owners.

45 Based on the findings of Phase I, the Mayor and Staff have met with officials from the affected taxing bodies (School District 158, Huntley Park District, Huntley Library District and the Huntley Fire Protection District) to discuss the results of the TIF feasibility study and the Village's interest in potentially establishing a TIF district in the downtown and adjacent Route 47 corridor.

The proposed TIF District area map was reviewed and Director Nordman pointed out that single-family properties and farmland were intentionally excluded.

50 Commissioner Ellison asked why Dean Food's property was included and Director Nordman responded that in the event the facilities were to expand the TIF district could collect on that tax increment.

55 Commissioner Westberg inquired as the inclusion of the McDonald's property and Director Nordman asserted its inclusion was to take advantage any tax increment produced from the development of the adjacent property controlled by Union Special.

Director Nordman stated that based on the findings of Phase I and subsequent discussions with the affected taxing bodies, the Village Board gave Staff authorization to proceed with Phase II. The second phase of the project requires the creation of a Redevelopment Plan and Project. Specifically, Director Nordman reviewed that the Redevelopment Plan will include the following:

5

1. A statement of redevelopment goals and objectives.
2. Examination of TIF or other program qualification factors and presentation of rationale for basis under which the TIF District or other program is to be justified under State law.
3. A statement of eligible redevelopment activities may be implemented under the Plan.
- 10 4. Presentation of estimated costs for proposed redevelopment projects contemplated for implementation under the Plan.
5. A detailed discussion of impediments to the successful redevelopment of the area, and the measures the Village could undertake to eliminate such barriers so to promote economic revitalization to the said area.
- 15 6. Assist the Village by participating in required public hearings and Joint Review Board meetings, including: a) helping to insure preparation and execution of proper notification as required for all meetings; and b) providing any and all necessary support.
7. Assist the Village in participating in meetings with all interested and affected parties, including property owners, and overlapping tax jurisdictions. KMA will help the Village to follow the procedures for such gatherings as required by State law. Assist the Village to identify residential addresses within 750 feet of the proposed TIF boundaries.
- 20 8. Work with the Village's counsel to meet all the requirements of Illinois law so to insure proper establishment of the TIF District.
9. Assist Village's counsel in preparation of the appropriate Ordinances required for adoption of the redevelopment plans and Proposed Projects by the Village to legally establish the TIF District.
- 25 10. Assist the Village to establish and maintain complete documentation files to assure proper support of eligibility findings in order to support legal standing for establishment of the TIF District.

30

Chair Kibort asked if future decisions guiding the TIF District were strictly in the hands of the Village Board and Director Nordman pointed out that the other taxing entities will play a role in the future decision-making and management of the TIF district in addition to the involvement of various citizens in any of the public meetings that will be held as part of the management process.

35

Director Nordman pointed out that the Village is already reaching out in the hope to leverage grants for improvements such as landscaping in areas such as the Route 47/Main Street intersection.

7. Adjournment

40

At 7:39 pm, a MOTION was made to adjourn the July 9, 2012 Plan Commission meeting.

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

45

Respectfully submitted,
50 *James Williams*
Planner
Village of Huntley