

**VILLAGE OF HUNTLEY**  
**PLAN COMMISSION MEETING**  
Monday, August 26, 2013  
MINUTES

5

**CALL TO ORDER**

Commissioner Ron Hahn called to order the Village of Huntley Plan Commission meeting for August 26, 2013 at 6:36 pm in the Municipal Complex Village Board Room at 10987 Main Street, Huntley, Illinois 60142. The room is handicap accessible.

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**PLEDGE OF ALLEGIANCE**

Commissioner Hoeft led the Pledge of Allegiance.

**ROLL CALL**

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**PLAN**

**COMMISSIONERS:** Commissioners Ron Hahn, Tim Hoeft, Lori Nichols, Dawn Ellison, and Chairman Tom Kibort

**COMMISSIONERS**

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**ABSENT:** Commissioners Ruby Hornig and Robert Chandler

**ALSO PRESENT:**

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

A. Approval of the August 12, 2013 Plan Commission Meeting Minutes

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**A MOTION was made to approve the August 12, 2013 Plan Commission Meeting Minutes as written.**

**MOVED:**

**Commissioner Hoeft**

**SECONDED:**

**Commissioner Nichols**

**AYES:**

**Commissioners Hoeft, Hahn, and Nichols**

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**NAYS:**

**None**

**ABSTAIN:**

**Commissioner Ellison**

**MOTION CARRIED**

**3:0:1**

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6. Petition(s)

A. Petition No. 13-6.5, Ryland Homes and Lennar Communities of Chicago, Pod 8A Phase 3 in the Talamore Residential Subdivision (P.I.N. #18-20-400-010, 18-20-400-011, and 18-20-400-013) - Request for Preliminary and Final Plat of Subdivision, and Preliminary and Final Planned Unit Development to allow a 101-lot single family residential subdivision.

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Director Nordman reviewed a PowerPoint presentation outlining the subject request including:

Background Information

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Director Nordman stated that Ryland Homes and Lennar Communities of Chicago (Lennar is the owner of proposed lots 1, 2 and 87-101) are the petitioners and owners of the subject location of Pod 8A-Phase 3 in the Talamore Residential Subdivision (P.I.N. #18-20-400-010, 18-20-400-011, and 18-20-400-013) and request a Preliminary and Final Plat of Subdivision, Preliminary and Final Planned Unit Development for the subject property to accommodate a 101-lot single family residential subdivision.

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Development Summary

Director Nordman recounted that Ryland Homes had previously appeared before the Plan Commission on June 24, 2013 to request approval for Preliminary and Final Planned Unit Development and Preliminary and Final Plat of Subdivision for both Pod 8A Phases 2 and 3. Following discussion, the Plan Commission unanimously recommended approval of Pod 8A-Phases 2 and 3 by a vote of 5-0.

The Village Board reviewed the petition on July 18, 2013, at which time discussion focused on the reduced area and width of the proposed lots in Phase 3. Subsequently, on July 25, 2013, the Village Board moved to table the requested action to allow Ryland to address the Board’s concern regarding the proposed lot sizes in Phase 3. In response, Ryland Homes modified the proposed lot sizes and floor plans proposed for Phase 3 to be similar in size to the lots proposed for Pod 8A - Phase 2. This resulted in the average lot size in Phase 3 increasing from 11,179 to 12,203 square feet and the number of lots decreasing from 110 to 101.

Director Nordman continued stating that on August 8, 2013, the Village Board approved the Preliminary and Final Planned Unit Development for Phase 2 and referred Phase 3 back to the Plan Commission for consideration of the proposed modifications to lot area and width. Initial comments by the Village Board were generally supportive of the proposed modifications to increase the lot area and width for lots in Phase 3.

Ryland is also proposing to offer the same floor plans in Phase 3 as would be offered in Phase 2 and are currently being built in Pod 8B, which include the following:

<u>Model</u>	<u>Square Feet</u>
Huntington	2,652
Magnolia	3,103
Normandy	3,367
Oxford	3,584
Newcastle	3,800
Nottingham	4,229

Additionally, Director Nordman stated that Ryland Homes has agreed to add the 5/4” surrounds on the side and rear windows (this was previously requested as relief) and market the largest homes on the largest lots.

Staff Analysis

The following table provides a comparison of the average lot sizes for all of Pod 8, including Pod 8B and all phases of Pod 8A.

*Pod 8 - Comparison of Lot Sizes (Square Feet)*

	Phase 3	Phase 2	Phase 1*	Pod 8B
Minimum	10,528	10,501	12,600	10,000
Maximum	20,032	18,306	22,907	23,571
Average	12,203	14,230	15,607	11,378
Median	11,164	14,641	14,687	10,667

*\*An outlier was removed from the calculation*

Action Requested

Director Nordman stated that the petitioner requests a motion of the Plan Commission, to recommend approval of Petition No. 13-6.5, Ryland Homes and Lennar Communities of Chicago, Pod 8A Phase 3 in the Talamore Residential Subdivision (P.I.N. #18-20-400-010, 18-20-400-011, and 18-20-400-013) - Request for Preliminary and Final Plat of Subdivision, and Preliminary and Final Planned Unit Development to allow a 101-lot single family residential subdivision.

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

1. The Single Family homes in Pods 8A - Phase 3 shall be held to the lot design standards as delineated in the zoning exhibit dated July 28, 2005 with exception to the following:
  - a) The maximum building height is 35 feet.
  - b) The minimum lot area is 10,528 square feet in accordance with the proposed Plat of Subdivision.
  - c) The minimum lot width is reduced from 90 feet to 75 feet in accordance with the proposed Plat of Subdivision.
  - d) The minimum total side yard setback shall be reduced to from 20 feet to 18 feet.
2. The Developer and the HOA shall be responsible for the preservation, protection, and maintenance of all street trees within the R.O.W., adjacent along Boulevards, and boulevard buffers. Plants shall be maintained until the end of the three-year maintenance period following acceptance of the improvements by the Village. After acceptance, the Village will review these areas in the spring and fall of each of the maintenance years. All dead and undesirable trees should be removed and replaced prior to these reviews. All necessary tree pruning, mulching, or other maintenance should also be completed prior to these reviews. Homeowners in the Talamore subdivision that are adjacent to right-of-way will be responsible for the street trees in front of the individual homes after the maintenance period in perpetuity and the HOA will be responsible where there are no adjacent homes.
3. In accordance with Section 150.64 of the Village's Code of Ordinances, Ryland Homes shall sell a final product to the buyer. Landscaping, specifically sod and/or all grass areas, shall be capable of being cut or mowed which would confirm compliance with erosion control requirements prior to the issuance of an occupancy permit.
4. The park site is to be dedicated to the Huntley Park District. If the existing site is to be disturbed, the developer shall grade, topsoil, and seed the space to minimize erosion.
5. The petitioner shall obtain final approval of the landscaping plan from the Development Services Department prior to the execution of the plat documents.
6. All single family detached homes in Pod 8A-Phase 3 are required to comply with the following minimum architectural and design standards:
  - a. adherence to the Village's Monotony Ordinance as amended by Ordinance (O)2009-10.42
  - b. minimum foundation planting packages for all front and corner side yards
  - c. all front elevations shall include some brick/masonry
  - d. all garage doors require windows, and at least 3 different garage designs are required for each product line
  - e. window grills on all front elevations
  - f. 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. at least one rear gable
    - vi. different color architectural shingles
    - vii. trim will carry over from the front
  - g. all corner lots will have a minimum of two first floor windows along the corner side elevation
7. Upon application for Building Permit, the petitioner agrees to pay impact and transition fees for the Talamore Subdivision in accordance with approved Preliminary PUD and Agreements for the property.
8. Upon application for Building Permits, the Petitioner agrees to pay an additional \$100.00 construction traffic fee to the Village for maintenance of Township Roads.
9. All public improvements and site development must occur in full compliance with the submitted plans (see list of exhibits) and all other applicable Village Municipal Services (Engineering, Public Works, Planning and Building) site design standards, practices and permit requirements.
10. The petitioner will comply with all final engineering revisions to be approved by the Village Engineer and Development Services Department.

11. The Village of Huntley will require adherence to Illinois drainage law and best management practices for stormwater management. The petitioner, its agents and assignees are responsible for not increasing the rate of stormwater 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.
12. The petitioner is required to use Portland Cement Concrete (P.C.C.) for the single-family dwelling unit driveway approaches throughout all of Pod 8A.
13. The petitioner shall make an effort to market the larger homes on the largest lots (this was added by the Plan Commission as a condition of approval at the June 24, 2013 meeting).

10 Director Nordman concluded the presentation and introduced Ryland Homes’ representative Mr. Omar Rodriguez who addressed the Plan Commission and stated that Ryland Homes appreciated the comments and recommendations from the Plan Commission and Village Board and is very happy with the proposed Talamore – Pod 8A – Phase 3 plan.

15 7:44 p.m. - Chairman Kibort arrived.

Commissioner Ellison stated that she appreciated Ryland working so diligently with the Village of Huntley.

There were no additional questions or comments.

20 **A MOTION was made to recommend approval of Petition No. 13-6.5, Ryland Homes and Lennar Communities of Chicago, Pod 8A Phase 3 in the Talamore Residential Subdivision (P.I.N. #18-20-400-010, 18-20-400-011, and 18-20-400-013) - Request for Preliminary and Final Plat of Subdivision, and Preliminary and Final Planned Unit Development to allow a 101-lot single family residential subdivision., subject to the following conditions:**

1. **The Single Family homes in Pods 8A - Phase 3 shall be held to the lot design standards as delineated in the zoning exhibit dated July 28, 2005 with exception to the following:**
  - a) **The maximum building height is 35 feet.**
  - b) **The minimum lot area is 10,528 square feet in accordance with the proposed Plat of Subdivision.**
  - c) **The minimum lot width is reduced from 90 feet to 75 feet in accordance with the proposed Plat of Subdivision.**
  - d) **The minimum total side yard setback shall be reduced to from 20 feet to 18 feet.**
2. **The Developer and the HOA shall be responsible for the preservation, protection, and maintenance of all street trees within the R.O.W., adjacent along Boulevards, and boulevard buffers. Plants shall be maintained until the end of the three-year maintenance period following acceptance of the improvements by the Village. After acceptance, the Village will review these areas in the spring and fall of each of the maintenance years. All dead and undesirable trees should be removed and replaced prior to these reviews. All necessary tree pruning, mulching, or other maintenance should also be completed prior to these reviews. Homeowners in the Talamore subdivision that are adjacent to right-of-way will be responsible for the street trees in front of the individual homes after the maintenance period in perpetuity and the HOA will be responsible where there are no adjacent homes.**
3. **In accordance with Section 150.64 of the Village’s Code of Ordinances, Ryland Homes shall sell a final product to the buyer. Landscaping, specifically sod and/or all grass areas, shall be capable of being cut or mowed which would confirm compliance with erosion control requirements prior to the issuance of an occupancy permit.**
4. **The park site is to be dedicated to the Huntley Park District. If the existing site is to be disturbed, the developer shall grade, topsoil, and seed the space to minimize erosion.**
5. **The petitioner shall obtain final approval of the landscaping plan from the Development Services Department prior to the execution of the plat documents.**
6. **All single family detached homes in Pod 8A-Phase 3 are required to comply with the following minimum architectural and design standards:**

- a. adherence to the Village's Monotony Ordinance as amended by Ordinance (O)2009-10.42
- b. minimum foundation planting packages for all front and corner side yards
- c. all front elevations shall include some brick/masonry
- d. all garage doors require windows, and at least 3 different garage designs are required for each product line
- e. window grills on all front elevations
- f. 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. at least one rear gable
  - vi. different color architectural shingles
  - vii. trim will carry over from the front
- g. all corner lots will have a minimum of two first floor windows along the corner side elevation
- 7. Upon application for Building Permit, the petitioner agrees to pay impact and transition fees for the Talamore Subdivision in accordance with approved Preliminary PUD and Agreements for the property.
- 8. Upon application for Building Permits, the Petitioner agrees to pay an additional \$100.00 construction traffic fee to the Village for maintenance of Township Roads.
- 9. All public improvements and site development must occur in full compliance with the submitted plans (see list of exhibits) and all other applicable Village Municipal Services (Engineering, Public Works, Planning and Building) site design standards, practices and permit requirements.
- 10. The petitioner will comply with all final engineering revisions to be approved by the Village Engineer and Development Services Department.
- 11. The Village of Huntley will require adherence to Illinois drainage law and best management practices for stormwater management. The petitioner, its agents and assignees are responsible for not increasing the rate of stormwater 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.
- 12. The petitioner is required to use Portland Cement Concrete (P.C.C.) for the single-family dwelling unit driveway approaches throughout all of Pod 8A.
- 13. The petitioner shall make an effort to market the larger homes on the largest lots.

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

B. Petition No. 13-8.3, Ryland Homes, Pod 1 in the Talamore Residential Subdivision (P.I.N. #18-17-400-06, 18-17-400-007, and 18-17-400-008) – Request for Final Plat of Subdivision and Final Planned Unit Development for a 161-lot residential subdivision.

Director Nordman reviewed a PowerPoint presentation outlining the subject request including:

Background Information

Director Nordman stated that the petitioner and owner, Ryland Homes, is requesting a Final Plat of Subdivision and Final Planned Unit Development for Talamore - Pod 1 (P.I.N. #18-17-400-06, 18-17-400-007, and 18-17-400-008) to allow a 161-lot single family residential subdivision.

Development Summary

Final Plat of Subdivision

5 Director Nordman recounted that on August 11, 2005, the Village Board adopted Ordinance (O)2005-08.68 approving the Preliminary Plat of Subdivision and Preliminary Planned Unit Development (PUD) for Pod 1 of the Talamore residential subdivision. The Preliminary Plat of Subdivision and PUD approval was for a 161-lot subdivision with a minimum lot size of 8,750 square feet. In conformance with the Preliminary Plat of Subdivision, the proposed Final Plat of Subdivision is for a 161-lot subdivision with a minimum lot size of 8,750 square feet.

Final Planned Unit Development

10 Director Nordman stated that the approved Preliminary PUD included a single family product that consisted of the Landmark Series which are the same homes currently offered in Pod 6. In conformance with the Preliminary PUD, the Final PUD proposes the following the Landmark Series homes for Pod 1. The Landmark Series include the following floor plans:

<u>Model</u>	<u>Square Feet</u>
Hudson	2,062
Bridgeport	2,235
Prescott	2,308
Hanover	2,553
Drake	2,696
Weston	2,907
Magnolia	3,103

20 In accordance with the Preliminary PUD approval, the following upgraded elevation packages are required on all single family detached homes:

- 30     ▪ 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 (the Monotony Code for Talamore was amended by Ordinance (O)2009-10.42).
- 35     ▪ minimum foundation plantings packages for all front and corner side yards
- all front elevations shall include some brick/masonry
- all garage doors require windows & at least 3 different garage designs are required for each product line
- window grills on all front elevations
- the following architectural upgrades are standard for all side and rear elevations for the detached single family homes
  - 40     ○ 5/4" window surrounds
  - 5/4" frieze boards
  - window grills are standard (as an option, a homeowner may opt out of window grills on non-corner/non-rear facing road lots)
  - shutters around windows
  - at least one rear gable
  - different color architectural shingles
  - 45     ○ trim will carry over from the front
- all corner lots will have a minimum of two first floor windows along the corner side elevation

Approved Variations

50 As part of the Preliminary Planned Unit Development approval, Director Norman pointed out, the petitioner was granted variances from the Huntley Zoning Ordinance lot standard and bulk regulations. Only the specific variances delineated in the zoning exhibits found in the "Talamore Lot Standards and Setbacks, Zoning Exhibit and Variations" booklet, dated July 5, 2005 were approved by the Village Board on August 11, 2005. The following zoning variation was approved for Pod 1:

- The maximum building height is approved for 35-feet (instead of 25').

Director Nordman stated that no further zoning variations are requested as part of the Final Planned Unit Development.

#### Landscape Plan

Director Nordman stated that the proposed landscape plan includes parkway trees along the roadways which include the use of Autumn Blaze Maple, Exclamation London Planetree, Chanticleer Pear, Swamp White Oak, Sentry American Linden, Homestead Smoothleaf Elm and Regal Smoothleaf Elm. The use of Common Hackberry is also proposed; however, a Hackberry tree is not an acceptable tree parkway tree.

The “previously installed plantings” noted on the landscape plan adjacent Ackman Road (Outlots B and C) and surrounding the stormwater management ponds has not been installed; proposed landscaping for these areas must be added to the Landscape Plan. Additionally, the landscape plan shall be modified to add plantings on the outlots (Outlots A and D) adjacent to the Tomaso Sports Park.

#### Model Homes

Director Nordman stated that the existing model home area located in Pod 6 will continue to be utilized for the marketing of homes in Pod 1 and that no additional model home areas will be constructed for Pod 1.

#### Declaration of Covenants and Restrictions

Director Nordman stated that the Community Declaration for Talamore will be amended to include Pod 1.

#### Final Planned Unit Development Review Criteria

The Plan Commission is required to review and evaluate the Final PUD in terms of whether the proposal:

1. Is in general conformance with the previously approved preliminary PUD plans?
2. By virtue of its imaginative and creative design and benefits to the village, justifies the intended variations from the strict interpretation of the Subdivision Ordinance.
3. Requires additional conditions and restrictions to protect the public interest and adjacent areas, improve the development and assure compliance with existing village ordinances.

#### Action Requested

The petitioner requests a motion of the Plan Commission, to recommend approval of Petition No. 13-8.3, Ryland Homes, Pod 1 in the Talamore Residential Subdivision (P.I.N. #18-17-400-06, 18-17-400-007, and 18-17-400-008) – Request for Final Plat of Subdivision and Final Planned Unit Development for a 161-lot residential subdivision.

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

1. The Single Family homes in Pod 1 shall be held to the lot design standards as delineated in the zoning exhibit dated July 28, 2005 with exception to the following:
  - a) The maximum building height is 35 feet.
2. The Developer and the HOA shall be responsible for the preservation, protection, and maintenance of all street trees within the R.O.W., adjacent along Boulevards, and boulevard buffers. Plants shall be maintained until the end of the three-year maintenance period following acceptance of the improvements by the Village. After acceptance, the Village will review these areas in the spring and fall of each of the maintenance years. All dead and undesirable trees should be removed and replaced prior to these reviews. All necessary tree pruning, mulching, or other maintenance should also be completed prior to these reviews. Homeowners in the Talamore subdivision that are adjacent to right-of-way will be responsible for the street trees in front of the individual homes after the maintenance period in perpetuity and the HOA will be responsible where there are no adjacent homes.
3. In accordance with Section 150.64 of the Village’s Code of Ordinances, Ryland Homes shall sell a final product to the buyer. Landscaping, specifically sod and/or all grass areas, shall be capable of being cut or

mowed which would confirm compliance with erosion control requirements prior to the issuance of an occupancy permit.

4. The petitioner shall modify the landscape plan to add required landscaping to Outlots A, B, C and D and obtain final approval of the landscaping plan from the Development Services Department prior to the execution of the plat documents.
5. All single family detached homes in Pod 1 are required to comply with the following minimum architectural and design standards:
  - a. adherence to the Village's Monotony Ordinance as amended by Ordinance (O)2009-10.42
  - b. minimum foundation planting packages for all front and corner side yards
  - 10 c. all front elevations shall include some brick/masonry
  - d. all garage doors require windows, and at least 3 different garage designs are required for each product line
  - e. window grills on all front elevations
  - 15 f. 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)
    - 20 iv. shutters around windows
    - v. at least one rear gable
    - vi. different color architectural shingles
    - vii. trim will carry over from the front
  - g. all corner lots will have a minimum of two first floor windows along the corner side elevation
- 25 6. Upon application for Building Permit, the petitioner agrees to pay impact and transition fees for the Talamore Subdivision in accordance with approved Preliminary PUD and Agreements for the property.
7. Upon application for Building Permits, the Petitioner agrees to pay an additional \$100.00 construction traffic fee to the Village for maintenance of Township Roads.
8. All public improvements and site development must occur in full compliance with the submitted plans (see 30 list of exhibits) and all other applicable Village Municipal Services (Engineering, Public Works, Planning and Building) site design standards, practices and permit requirements.
9. The petitioner will comply with all final engineering revisions to be approved by the Village Engineer and Development Services Department.
- 35 10. The Village of Huntley will require adherence to Illinois drainage law and best management practices for stormwater management. The petitioner, its agents and assignees are responsible for not increasing the rate of stormwater 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 11. The petitioner is required to use Portland Cement Concrete (P.C.C.) for the single-family dwelling unit driveway approaches throughout all of Pod 1.

Director Nordman concluded the presentation and Mr. Omar Rodriguez with Ryland Homes addressed the Plan Commission and stated that he had nothing specific to add other than the proposed Talamore – Pod 1 plan follows the originally submitted and approved preliminary plan for the residential neighborhood.

45 Chairman Kibort asked Mr. Rodriguez what landscape maintenance plans Ryland has in place to ensure the vitality of the residential subdivision's landscaping and Mr. Rodriguez stated that Ryland structures there contracts with various landscaping companies to include a three-year maintenance period.

Commissioner Hahn asked for confirmation that the fee paid for maintenance of Township roads was a "per unit fee" and Director Nordman confirmed the fee is a per unit fee.

50 There were no additional questions or comments from the Plan Commission.



A MOTION was made to recommend approval of Petition No. 13-8.3, Ryland Homes, Pod 1 in the Talamore Residential Subdivision (P.I.N. #18-17-400-06, 18-17-400-007, and 18-17-400-008) – Request for Final Plat of Subdivision and Final Planned Unit Development for a 161-lot residential subdivision, subject to the following conditions:

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1. The Single Family homes in Pod 1 shall be held to the lot design standards as delineated in the zoning exhibit dated July 28, 2005 with exception to the following:
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2. The Developer and the HOA shall be responsible for the preservation, protection, and maintenance of all street trees within the R.O.W., adjacent along Boulevards, and boulevard buffers. Plants shall be maintained until the end of the three-year maintenance period following acceptance of the improvements by the Village. After acceptance, the Village will review these areas in the spring and fall of each of the maintenance years. All dead and undesirable trees should be removed and replaced prior to these reviews. All necessary tree pruning, mulching, or other maintenance should also be completed prior to these reviews. Homeowners in the Talamore subdivision that are adjacent to right-of-way will be responsible for the street trees in front of the individual homes after the maintenance period in perpetuity and the HOA will be responsible where there are no adjacent homes.
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4. The petitioner shall modify the landscape plan to add required landscaping to Outlots A, B, C and D and obtain final approval of the landscaping plan from the Development Services Department prior to the execution of the plat documents.
5. All single family detached homes in Pod 1 are required to comply with the following minimum architectural and design standards:
  - a. adherence to the Village's Monotony Ordinance as amended by Ordinance (O)2009-10.42
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8. All public improvements and site development must occur in full compliance with the submitted plans (see list of exhibits) and all other applicable Village Municipal Services (Engineering, Public Works, Planning and Building) site design standards, practices and permit requirements.
9. The petitioner will comply with all final engineering revisions to be approved by the Village Engineer and Development Services Department.

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10. The Village of Huntley will require adherence to Illinois drainage law and best management practices for stormwater management. The petitioner, its agents and assignees are responsible for not increasing the rate of stormwater 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.

5 11. The petitioner is required to use Portland Cement Concrete (P.C.C.) for the single-family dwelling unit driveway approaches throughout all of Pod 1.

**MOVED: Commissioner Hahn**

**SECONDED: Commissioner Ellison**

10 **AYES: Commissioners Hoeft, Hahn, Nichols and Ellison, and Chairman Kibort**

**NAYS: None**

**ABSTAIN: None**

**MOTION CARRIED 5:0:0**

15 7. Discussion

Director Nordman reminded the Plan Commission that the next meeting is a Public Hearing scheduled for Monday, September 9, 2013 at 6:30 p.m.

20 8. Adjournment

**At 6:58 pm, a MOTION was made to adjourn the August 26, 2013 Plan Commission meeting.**

**MOVED: Commissioner Ellison**

25 **SECONDED: Commissioner Nichols**

**AYES: Commissioners Hoeft, Hahn, Nichols and Ellison and Chairman Kibort**

**NAYS: None**

**ABSTAIN: None**

**MOTION CARRIED 5:0:0**

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Respectfully submitted,

*James Williams*

Planner

Village of Huntley