

VILLAGE OF HUNTLEY
PLAN COMMISSION MEETING
Monday, August 27, 2012
MINUTES

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CALL TO ORDER

Chairman Tom Kibort called to order the Village of Huntley Plan Commission meeting for August 27, 2012 at 6:30 pm in the Municipal Complex Village Board Room at 10987 Main Street, Huntley, Illinois 60142. The room is handicap accessible.

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ATTENDANCE

PLAN

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

COMMISSIONERS

ABSENT: Commissioner Lori Nichols

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ALSO PRESENT: Senior Assistant to the Village Manager Lisa Armour, Director of Development Services Charles Nordman, Civil Engineer Robert Scardino and Planner James Williams

3. Public Comments

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There were no Public Comments offered.

4. Approval of Minutes

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A. Approval of the July 23, 2012 Plan Commission Public Hearing Minutes

A MOTION was made to approve the July 23, 2012 Plan Commission Public Hearing Minutes as written.

MOVED: Commissioner Stensing

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SECONDED: Commissioner Hornig

AYES: Commissioners Stensing and Hornig and Chairman Kibort

NAYS: None

ABSTAIN: Commissioners Ellison and Chandler

MOTION CARRIED 3:0:2

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Commissioner Westberg arrived at 6:38 p.m.

5. Petitions

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A. Petition No. 12-8.1, Reiche Construction Inc., Lot 10 and Lot 11 Huntley Corporate Park (located on Executive Court), Consideration of a Final Plat of Subdivision and Site Plan Review of a new building for LionHeart Engineering in accordance with the requirements of Ordinance #92-07-13, Huntley Development Limited Partnership Annexation Agreement and the requirements of the Huntley Zoning Ordinance, including specifically Section 156.204 et seq.

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Planner Williams reviewed a PowerPoint presentation outlining the request.

Background Information

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Petitioners: Reiche Construction, as Owner
1550 N. Old Rand Road – Unit A
Wauconda, IL 60084

LionHeart Engineering, Inc. as Contract Purchaser
1004 Trakk Lane
Woodstock, IL 60098

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Subject Location: The reconfigured Lot 10 of the Huntley Pointe Corporate Park is a 2.88-acre parcel located at the northwest end of Executive Court.

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Request: The petitioners are requesting approval of the Final Plat of Subdivision of Lots 10 and 11 of the Huntley Pointe Corporate Park and Site Plan Review for a 22,400 square foot office/warehouse facility for LionHeart Engineering.

Development Summary

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Planner Williams explained that the proposed development would accommodate LionHeart Engineering an outfit that provides equipment, maintenance and support for the critical power needs of various companies including servicing generators, batteries and automatic transfer switch systems.

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Planner Williams continued that the petitioners are requesting resubdivision of Lots 10 and 11 of the Huntley Pointe Corporate Park resulting in a 2.88-acre lot (Lot 10) and a 3.58-acre lot (Lot 11). The 2.88-acre lot is the proposed location of a 22,400 square foot Office/Warehouse facility at the northwest end of Executive Court. The property is zoned Business Park – Planned Development District (BP-PDD), with site standards and development requirements specified by the Annexation Agreement for the property.

Plat of Resubdivision

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Planner Williams described the proposed Plat of Resubdivision for Lots 10 and 11 of the Huntley Pointe Corporate Park stating that it entails “moving” the south line of Lot 10 (a.k.a. the north line of Lot 11) approximately 110 feet to the north resulting in lots of 2.88-acres and 3.58-acres. Both lots exceed the one (1) acre minimum lot size within the “BP-PDD” Business Park – Planned Development District.

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Site Plan Review

Planner Williams noted that the proposed site plan for the LionHeart Engineering 22,400 square foot office/warehouse facility includes a single ingress/egress drive from Executive Court. A twenty-eight (28’) foot-wide drive aisle leads to rear parking area with 22’-wide and 24’-wide drive aisles serving the parking area adjacent to the main entrance to the facility.

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Parking

The Annexation Agreement governing the subject parcel requires 9’x19’ parking spaces, allows for 22’-wide drive aisles and Planner Williams reviewed the specifics of the parking plan as follows:

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<u>Use</u>	<u>Proposed Square Footage</u>	<u>Ratio</u>	<u>Required Parking</u>
OFFICE	5,635	3.5/1000	20
WAREHOUSE (≤ 100,000 sq. ft.)	16,765	1/1000	17
		Total	37
		Provided	60

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Planner Williams pointed out that the requisite three (3) handicap parking stalls are also shown on the site plan.

Building Elevations

The primary building materials are insulated precast wall panels with varying textures and shades that provide horizontal accent bands across the face of each of the four building elevations. The main entrance vestibule to office-portion of the facility at the east side of the building includes a tinted glass and aluminum curtain-wall

system. The proposed color-scheme is predominated by two earth tones horizontally- separating the upper two-thirds (2/3) and lower third (1/3) of the building. In addition to the two-bay loading dock near the northwest corner of the building, there are two (2) overhead doors proposed along the rear elevation serving the warehouse portion of the building.

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Lighting

The petitioners propose a twenty-five (25) foot tall, three (3) head shoebox fixture at the north end of the rear parking area. Additionally, the building exterior is adorned with seven (7) similar wall-mounted shoebox fixtures, with wall-pack lights above the doorways (adjacent to the O/H doors) on north side of the building. The photometric plan for the site indicates an average of 2.0 foot-candles meeting the requisite 1.0-f.c. average per the Annexation Agreement.

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Landscaping

Landscaping for the site is governed by the Annexation Agreement, Exhibit H, Landscape and Screening Requirements; and the proposed Landscape Plan for the site largely meets these requirements as shown below:

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	<u>Minimum Requirement</u>	<u>Proposed</u>
15% of parcel shall be landscaped	18,837 s.f. min.	52,809 s.f.
1 Tree/ 50 feet of perimeter	±1432 sq.ft. = 29 Trees	27 Trees*
20 Area between Building and Parking Landscape	10%	<i>Meets Requirement</i>
Parking Area Landscaping		
Screening Shrubs	Minimum 4' tall	21 Viburnum shrubs
Landscaping ≥ 12% of parking area	911 S.F.	<i>Meets Requirement</i>
25 1 Tree / 12 Parking Stalls	Two (2) Trees	Five (5) Pear Trees

Planner Williams pointed out that the addition of two (2) perimeter trees will be included as a condition of approval to the petitioners' request.

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Signage

Planner Williams explained that signage for the site is governed by the Annexation Agreement, Exhibit K, Signage Standards, including building mounted (wall) signs that may have a total sign area not to exceed 75 square feet per sign, with a maximum of four (4) signs per building and two (2) signs per elevation. Ground (monument) signs shall not exceed 12 in height with a copy area of no more than 100 square feet. Proposed wall, ground and/or directional signs are required to meet the Sign Standards from the Annexation Agreement.

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Standards for Site Plan Review

Planner Williams stated the Plan Commission shall review a site plan based on the following standards:

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- (a) The application must be complete and shall not contain variations from the Zoning Ordinance or other applicable regulations.
- (b) Applications submitted in connection with another application must be approved prior to or concurrent with the site plan permit review.
- 45 (c) Site plans shall adequately meet specified standards required by the Zoning Ordinance with respect to the proposed use or development, including special use standards where applicable.
- (d) Site plans shall equitably accommodate easements or rights-of-way.
- (e) Proposed site plan shall not be unreasonably injurious or detrimental to the use and enjoyment of surrounding property.
- 50 (f) Proposed site plan shall not create undue traffic congestion or hazards in the public streets and circulation elements of the proposed site plan shall not unreasonably create hazards to safety on- or off-site or disjointed or inefficient pedestrian or vehicular circulation paths on- or off-site.
- (g) Requisite screening elements shall provide adequate shielding from or for nearby uses.
- (h) Drainage and erosion issues shall be addressed to fully and satisfactorily integrate the site into the overall existing and planned drainage system serving the Village.

- (i) The proposed site plan shall not place unwarranted or unreasonable burden upon the specified utility systems serving the site or area or fail to fully and satisfactorily integrate site utilities into the overall existing planned utility system serving the Village.
- (j) The proposed site plan shall not adversely affect the public health, safety, or general welfare.

Requested Action

The petitioners request a motion of the Plan Commission, to recommend approval of Petition No. 12-8.1, Reiche Construction Inc., Lot 10 and Lot 11 Huntley Corporate Park Consideration of a Final Plat of Subdivision and Site Plan Review of a new building for LionHeart Engineering in accordance with the requirements of Ordinance #92-07-13, Huntley Development Limited Partnership Annexation Agreement and the requirements of the Huntley Zoning Ordinance, including specifically Section 156.204 et seq.

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

1. 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.
2. The petitioners will comply with all final engineering plans and require approval from the Village Engineer and Development Services Department.
3. The Village of Huntley will require adherence to Illinois drainage law and best management practices for stormwater management.
4. The petitioner shall obtain final approval of the Landscape Plan from the Development Services Department including the addition of two (2) trees along the site perimeter.
5. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
6. No building plans or permits are approved as part of this submittal.
7. No sign permits are approved as part of this submittal.

Brad Reiche, property owner and co-petitioner, addressed the Plan Commission.

Chairman Kibort asked Mr. Reiche if he had any concern with the condition to add two (2) additional perimeter trees to the site and Mr. Reiche stated they would comply with all requested conditions of approval.

Commissioner Ellison stated she had a concern regarding semi-trucks maneuvering in, out and within the site and wanted to know the approximate number of semi-trucks which would be moving through the site on an average day.

Mr. Reiche stated that he believed there was sufficient space for trucks to maneuver within the site, particularly in the northwestern-most portion of the rear parking lot. Furthermore, Mr. Reiche stated the number of large trucks utilizing the site would most likely be as few as five on any given day.

Commissioner Ellison asked for confirmation of the dumpster enclosure location and Staff pointed out its location in the center of the rear of the building.

Commissioner Ellison asked about the durability of the proposed building exterior and Mr. Reiche stated the exterior will remain virtually maintenance-free for at least ten (10) years.

Commissioner Hornig inquired as to the number of people the facility will employ and Chairman Kibort asked the type of trucks utilized by the company.

Mr. Reiche stated the business will utilize seven (7) maintenance vans, often with trailers in-tow. Additionally, there will be between 10 and 12 employees staffing the office.

Commissioner Chandler stated he had a concern regarding the proximity of the parking stalls at the respective ends of the row of parking that oppose each other at the north end of the rear parking lot. Commissioner Chandler suggested increasing the space between the two stalls in order to avoid conflict and Mr. Reiche agreed to investigate the situation.

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A MOTION was made to recommend approval of Petition No. 12-8.1, Reiche Construction Inc., Lot 10 and Lot 11 Huntley Corporate Park Consideration of a Final Plat of Subdivision and Site Plan Review of a new building for LionHeart Engineering in accordance with the requirements of Ordinance #92-07-13, Huntley Development Limited Partnership Annexation Agreement and the requirements of the Huntley Zoning Ordinance, including specifically Section 156.204 et seq. subject to the following conditions:

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1. 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.
2. The petitioners will comply with all final engineering plans and require approval from the Village Engineer and Development Services Department.
3. The Village of Huntley will require adherence to Illinois drainage law and best management practices for stormwater management.
4. The petitioner shall obtain final approval of the Landscape Plan from the Development Services Department including the addition of two (2) trees along the site perimeter.
5. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
6. No building plans or permits are approved as part of this submittal.
7. No sign permits are approved as part of this submittal

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

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6. Public Hearing(s)

- A. Petition No. 12-8.2, Darla Jones, as Lessee and RSR Associates LLC, as Owner, 11013 Woodstock Street, Public Hearing to consider a Special Use Permit for a Secondhand Store, pursuant to the requirements of Section 156.068 of the Huntley Zoning Ordinance.

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Planner Williams reviewed a PowerPoint presentation outlining the petitioners' request

Background Information

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Petitioners: Darla Jones, Lessee
312 Hiawatha Drive
Lake-in-the-Hills, IL 60156-1421

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RSR Associates LLC, Owner
2641 Corporate Parkway
Algonquin, IL 60102

Subject Location: 11013 Woodstock Street - ±2,200 lease space at the northwest corner of Woodstock/Coral Streets adjacent to the United States Post Office facility

Request: The petitioners are requesting approval of a Special Use Permit for a Secondhand Store.

Development Summary

5 Darla Jones, lessee and RSR Associates LLC, owner, have petitioned the Village of Huntley for a Special Use Permit for a Secondhand Store within the “B-2” Highway Service zoned property at 11013 Woodstock Street. Planner Williams stated the subject 2,200 square foot lease space was most recently used by the Post Office which still occupies the northern side of the building but relocated their operation from the subject lease space to Wolf Business Park in the spring of 2008.

10 Planner Williams continued with the proposed project outline stating the proposed secondhand store, Vintage Resale, will operate seven days a week: Monday through Saturday–10:00 am to 7:00 pm and Sunday–11:00 am to 6:00 pm and sell furniture, homes accessories and other household items procured from auctions and purchases of abandoned storage units. Planner Williams stated the facility will not accept donations of goods and will encourage those who would like to donate items to visit stores such as Goodwill and Sweet Repeats that
15 are equipped to accept items.

In regard to parking, Planner Williams pointed out that it is limited to on-street parking and the municipal lot located on the south side of Main Street. Staff notes, on-street parking spaces directly in front of the store (both sides of Woodstock Street) are limited to ten (10) minute parking. Per Section 156.106 of the Zoning
20 Ordinance, a building or structure for which a building permit has been issued prior to the effective date of this chapter shall comply with the parking requirements in effect at the time of issuance of a permit. The subject building was constructed 1946 according to records from the Grafton Township Assessor, which is prior to the existence of Huntley’s first Zoning Ordinance. Therefore, parking does not need to be created to accommodate the use. Much of the Downtown pre-dates the Village’s first Zoning Ordinance and, as a result, each individual
25 building does not provide onsite parking.

Planner Williams continued the presentation stating that with the exception of business signage, which is not part of the petitioner’s Special Use Permit request, there are no exterior improvements to the building proposed by the owner of Vintage Resale. The owner of the building will be responsible to ensure the building is in
30 compliance with ADA requirements including accessible ingress/egress to the lease space and interior improvements necessary for Vintage Resale to operate at this location.

SPECIAL USE PERMITS – Standards for Special Use Permits.

35 When reviewing a Special Use Permit, Planner Williams stated that the Plan Commission must consider the standards identified in Section 156.068(E) of the Zoning Ordinance. No Special Use Permit shall be recommended or granted pursuant to Section 156.068(E) unless the applicant establishes the following:

(a) Code and Plan Purposes. The proposed use and development will be in harmony with the general and specific purposes for which this Code was enacted and for which the regulations of the district in question were established and with the general purpose and intent of the Official Comprehensive Plan.
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(b) No Undue Adverse Impact. The proposed use, drainage and development will not have a substantial or undue adverse effect upon adjacent property, the character of the area or the public health, safety and general welfare.
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(c) No Undue Interference with Surrounding Development. The proposed use and development will be constructed, arranged and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable district regulations.

50 (d) Adequate Public Facilities. The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools, or the applicant will provide adequately for such services.

(e) No Undue Traffic Congestion. The proposed use and development will not cause undue traffic congestion

nor draw significant amounts of traffic through residential street.

(f) No Undue Destruction of Significant Features. The proposed use and development will not result in the destruction, loss or damage of natural, scenic and historic feature of significant importance.

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(g) Compliance with Standards. The proposed use and development complies with all additional standards imposed on it by the particular provision of this Code authorizing such use.

Requested Action

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Planner Williams concluded the presentation stating the petitioners request a motion of the Plan Commission, to recommend approval of Petition No. 12-8.2, Darla Jones, as Lessee and RSR Associates LLC, as Owner, 11013 Woodstock Street, a Special Use Permit for a Secondhand Store, pursuant to the requirements of the Huntley Zoning Ordinance, including specifically Section 156.204 et seq.

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

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

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2. The petitioners are required to meet all development requirements of the Huntley Fire Protection District.

3. No Signage is approved as part of the Special Use Permit.

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A MOTION was made to open the public hearing to consider Petition No. 12-8.2.

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

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

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Charles Nordman, Village of Huntley
James Williams, Village of Huntley
Darla Jones, petitioner, 312 Hiawatha Drive, Lake-in-the-Hills, IL 60156-1421

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Ms. Jones addressed the Plan Commission and reiterated that the business plan does not include accepting the donation of items for resale in the proposed store. Ms. Jones continued stating that goods will be procured through auctions and through the purchase of storage units and approximately 60% of the sales will be furniture and the remaining goods will be housewares such as dishes and glassware.

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Chairman Kibort asked if Ms. Jones had any experience in this line of retail and Ms. Jones she had experience working in the field but not as an owner.

Commissioner Westberg asked if there has been a traffic study performed in this location of downtown and Director Nordman stated no, that this information is not available.

Commissioner Westberg asked Ms. Jones what assurances she was able to provide that parking will not be a problem for clients visiting the proposed secondhand store.

5 Ms. Jones stated she believed the relative small size of the store will work in its favor and that she would be surprised if there would ever be more than 5 or 6 people in a store this size at any one time.

As a point of order, Chairman Kibort asked if there were any members of the audience wishing to be heard in regard to the proposed petition and there were none.

10 Commissioner Ellison asked if the lease space will be outfitted to meet the Americans with Disability Act accessibility requirements and Staff stated this requirement must be met.

15 Commissioner Ellison asked if the building includes sprinklers and Staff stated that it does not and that they did not believe that the Huntley Fire Protection District was going to require the building to be retrofitted with a fire suppression system.

Commissioner Ellison inquired as to whether the proposed secondhand store would accept consignment items and Ms. Jones stated that it would not because of the space those items would take from her inventory.

20 Commissioner Stensing asked if there were any accommodations proposed for loading and unloading items and Ms. Jones pointed out that there is a loading dock at the rear of the building.

25 Following a discussion regarding on-street parking in proximity to the proposed secondhand store and use of the municipal lot on the south side of Main Street, Ms. Jones agreed to encourage the use of the municipal lot by possibly displaying a sign in the store window and/or through advertisement flyers with maps showing the store/parking lot.

30 Director Nordman reminded the petitioner and Plan Commission that any signage in the downtown area should be historic in character.

A MOTION was made to close the public hearing to consider Petition No. 12-8.2.

MOVED: Commissioner Ellison

35 **SECONDED: Commissioner Chandler**

AYES: Commissioners Stensing, Hornig, Ellison, Westberg, and Chandler and Chairman Kibort

NAYS: None

ABSTAIN: None

40 **MOTION CARRIED 6:0:0**

A MOTION was made to recommend approval of Petition No. 12-8.2, Darla Jones, as Lessee and RSR Associates LLC, as Owner, 11013 Woodstock Street, a Special Use Permit for a Secondhand Store, pursuant to the requirements of the Huntley Zoning Ordinance, including specifically Section 156.204 et seq. subject to the following conditions:

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

50 **2. The petitioners are required to meet all development requirements of the Huntley Fire Protection District.**

3. No Signage is approved as part of the Special Use Permit.

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

10 B. Petition No. 12-8.3, Village of Huntley, Public Hearing to consider Amending Chapter V:
Transportation Plan of the Village of Huntley Comprehensive Plan pursuant to the requirements of the
Huntley Zoning Ordinance, including specifically Section 156.203 et seq.

15 Engineer Scardino reviewed a PowerPoint outlining the petition item.

Background Information

20 Petitioner: Village of Huntley
Development Services Department
10987 Main Street
Huntley, IL 60142

25 Subject: Transportation Plan of the Comprehensive Plan

Request: The Village of Huntley Engineering Department requests a recommendation from the Plan
Commission for the approval of proposed amendments to the Transportation Plan of the
Comprehensive Plan.

30 ***Project Review***

Engineer Scardino stated that in the continuing effort to update the Transportation Plan of the Comprehensive
Plan, the Engineering Department is presenting proposed amendments to the Plan that reflect significant
improvements to the transportation system that have been completed since the Plan was initially adopted. The
Transportation Plan has also been updated to include the most current plans for future transportation projects.

35 The original Transportation Plan was adopted by the Village Board on April 22, 2002 with the Comprehensive
Plan.

40 Engineer Scardino offered the following summary of significant revisions to the Transportation Plan:

(1) I-90 / Jane Addams Memorial Tollway – Staff recommends adding language to the Plan regarding the
widening of I-90 and the expansion of the I-90 / Route 47 Interchange. The GO TO 2040 Comprehensive
Regional Plan and the Illinois State Toll Highway Authority’s Move Illinois plan both include proposals to
45 add additional managed lanes (one in each direction) to I-90/Jane Addams Memorial Tollway from I-294
to the Elgin Toll Plaza and then from the Elgin Toll Plaza west through the Rockford area. Design of
these managed lanes is currently underway, with construction anticipated between 2013 and 2016. The
I-90/Route 47 Interchange project is a multi-jurisdictional endeavor lead by the Village of Huntley and the
Illinois State Toll Highway Authority. The project is expected to be completed within two construction
seasons, ending in 2013. Upon completion, drivers will be able to access westbound I-90 from Route 47,
50 and those traveling eastbound on I-90 will be able to exit to Route 47 as well.

(2) Route 47 Corridor – Staff recommends revising the Plan to include updated information regarding the Route
47 corridor. In 2010, the Illinois Department of Transportation undertook plans to widen Route 47 between
Kreutzer Road and Reed Road to a five lane section, including two lanes in each direction and center turn

lanes. The expansion of Route 47 was intended to move higher volumes of traffic north and south through the Village more efficiently, while alleviating congestion at its intersections with Algonquin Road and Main Street during peak periods. With the completion of the Route 47 widening, and the Route 47 / I-90 Interchange project, Route 47 will have, at a minimum, two lanes in each direction and turn lanes at each major intersection from the south boundary of the Village to Reed Road. This will drastically improve mobility in the Route 47 corridor.

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(3) Algonquin Road – Staff recommends revising the Plan to include updated information regarding the expansion and extension of Algonquin Road. Algonquin Road has been widened to two lanes in each direction as far west as Church Street. As it intersects with Route 47, there are two west to southbound left turn lanes, one west to northbound turn lane and one through lane. There are two eastbound through lanes as well. The minimum five-lane cross section stretches to the eastern boundary of the Village and beyond. It should also be noted that the extension of Algonquin Road to provide east/west continuity across the Village is being considered by McHenry County, though it has not been identified as an immediate need. The County’s prevailing option for this extension would route the road north of Oakcrest Estates Subdivision and then west across the Union Pacific Railroad (UPRR) tracks. Once over the tracks, the extension would turn southwest and intersect with the realigned Coyne Station Road north of Main Street. The extension would then continue southwest to an intersection with Huntley-Marengo Road just north of its existing intersection with Main Street. Continuing west, the extension will ultimately connect with Harmony Road east of Brier Hill Road.

(4) Kreutzer Road – Staff recommends including language in the Plan about current plans to extend Kreutzer Road. The extension of Kreutzer Road west of Illinois Route 47 is partially complete. The connections to Illinois Route 47 and Main Street are finished. The middle portion of the roadway was the subject of an on-going Phase I Study, which was completed in April of 2012. Phase II Engineering is currently underway with construction anticipated in 2013.

(5) Reed Road – Staff recommends including language in the plan about the extension of Reed Road. The need to serve the proposed commercial/retail area planned for the intersection of Reed Road and Illinois Route 47 will result in the need to develop Reed Road, particularly west of Illinois Route 47 as a secondary arterial. Reed Road has been extended about one (1) mile west of Illinois Route 47. This brings Reed Road to within approximately one-half mile of Coyne Station Road. The Village is currently having plans prepared for the extension of Reed Road to Coyne Station Road.

(6) Public Transportation – Staff recommends including language in the plan about future considerations of bus service, particularly between Huntley and Elgin, which has drawn support from both Kane and McHenry Counties. In the short term this could include a coordinated demand response service. Future services could be part of an intermodal transit center to be located near the future Huntley Metra station.

Request for Motion

Engineer Scardino stated that a motion is requested of the Plan Commission to recommend approval of Petition No. 12-8.3, Proposed Amendments to the Transportation Plan of the Village of Huntley Comprehensive Plan.

A MOTION was made to open the public hearing to consider Petition No. 12-8.3.

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

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

- 5 Robert Scardino, Village of Huntley
Charles Nordman, Village of Huntley

In regard to the proposed Reed Road extension, Commissioner Ellison asked about the timing for this project.

- 10 Engineer Scardino stated it could be budgeted as soon as 2015 through 2017.

Commissioner Ellison asked if there were any plans to improve Coyne Station Road and Engineer Scardino stated, with the exception of improvements associated with the intersection of the Reed Road extension and Coyne Station Road, there were no improvements planned for this portion of Coyne Station Road.

- 15 Commissioner Ellison asked for additional details that led to the proposed two-lane cross-section of the existing north-south of Kreutzer Road, south of Main Street.

- 20 Engineer Scardino stated the roadway design elements including cross-section widths are based upon future traffic count estimates.

Commissioner Westberg requested clarification that the recommendation under consideration tonight is for the Transportation Plan Update that will then be included within the Village's Comprehensive Plan.

- 25 Staff confirmed that the tonight's request is a Plan Commission recommendation to approve the Transportation Plan portion of the Village's Comprehensive Plan.

In regard to the proposed Algonquin Road Extension Road project, Commissioner Ellison asked if there were any improvements slated for Main Street.

- 30 Engineer Scardino pointed out that the latest design for the extension of Algonquin Road to Harmony Road included the cul-de-sac of the west end of Main Street therefore improvements to Main Street are not planned.

- 35 Commissioner Ellison voiced her concern that the slated improvements for various roadways are not significant enough for traffic volumes she envisions in the future for the various roadways.

Chairman Kibort stated the importance of emphasizing a regional approach to the design of the transportation system through Huntley and the surrounding area.

- 40 Director Nordman acknowledged current roadway projects are predicated upon existing intergovernmental agreements and based on regional transportation studies.

- 45 Senior Assistant Armour mentioned that the Transportation Plan in many cases is merely incorporating projects involving roadways under the jurisdiction of outside entities such as McHenry County as is the case of the portion of Main Street west of Bonnie Brae to the Henning/Marengo Road intersection.

Senior Assistant Armour also pointed out that the significant level of funding for large scale projects reflected in the Transportation Plan dictates an incremental approach to their planning and design.

- 50 Commissioner Westberg requested confirmation that the Transportation Plan under consideration this evening is subject to updating in the future and Engineer Scardino agreed that the document is certainly subject to revisions in the future that will again require public input and the formal public improvement process.

A MOTION was made to continue the public hearing to consider Petition No. 12-8.3 to September 10, 2012.

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

A MOTION was made to TABLE Petition No. 12-8.3, Proposed Amendments to the Transportation Plan of the Village of Huntley Comprehensive Plan.

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

7. Discussion

25 Commissioner Ellison asked if there were any plans to develop the vacant former site of the Marlowe Feed building and Staff indicated they have not heard of any recent development proposals for the site.

30 Commissioner Ellison pointed out that the temporary BMO Harris Bank ground sign at the southeast corner of Route 47/Algonquin Road appears too close to the roadway and Director Nordman acknowledged the sign should be removed.

Director Nordman stated the next regularly scheduled meeting of the Huntley Plan Commission is Monday, September 10, 2012.

35 8. Adjournment

At 7:55 pm, a MOTION was made to adjourn the August 27, 2012 Plan Commission meeting.

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

Respectfully submitted,

James Williams

Planner

50 Village of Huntley