

VILLAGE OF HUNTLEY
PLAN COMMISSION MEETING
Monday, September 10, 2012
MINUTES

5

CALL TO ORDER

Chairman Tom Kibort called to order the Village of Huntley Plan Commission meeting for September 10, 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 J. R. Westberg, Dawn Ellison, Ruby Hornig, Robert Chandler, Lori Nichols and Chairman Tom Kibort

COMMISSIONERS

ABSENT: Commissioner Len Stensing

20

ALSO PRESENT: Senior Assistant to the Village Manager Lisa Armour and Director of Development Services Charles Nordman

3. Public Comments

There were no Public Comments offered.

25

4. Approval of Minutes

A. Approval of the August 27, 2012 Plan Commission Public Hearing Minutes

30

A MOTION was made to approve the August 27, 2012 Plan Commission Public Hearing Minutes as written.

MOVED: Commissioner Ellison

SECONDED: Commissioner Hornig

35

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

NAYS: None

ABSTAIN: Commissioners Nichols

MOTION CARRIED 5:0:1

40

5. Public Hearing(s)

Chairman Kibort recommended switching the order of the public hearings to allow the petitioner for item "A" additional time to arrive.

45

B. Petition No. 12-8.3, Village of Huntley, Continuation of the August 27, 2012, 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.

50

Director Nordman reviewed the summary of information contained in the memo.

The Transportation Plan is part of the Village's larger Comprehensive Plan, which serves as a vision for the future that will allow Huntley to accommodate substantial growth, while retaining its history and character. The intent of the Transportation Plan is not to design the infrastructure of the future. The Plan serves to predict long-

55

term transportation needs and identify the types and locations of facilities that will meet those needs.

The Village's Plan draws heavily from the plans of other agencies interested in the development of the region's transportation infrastructure. The following list identifies some of the documents referenced in the Village's plan that have been prepared by these agencies:

- o Illinois Travel Statistics, Illinois Department of Transportation
- o Flexibility in Highway Design, Federal Highway Administration
- o American Community Survey, U.S. Census Bureau
- o GO TO 2040 Comprehensive Regional Plan, Chicago Metropolitan Agency for Planning
- o McHenry County Transit Plan Summary Report, McHenry County Division of Transportation
- o Kane County 2040 Long Range Transit Plan, Kane County Division of Transportation
- o McHenry County 2040 Long Range Transportation Plan, McHenry County Division of Transportation

Director Nordman continued that the Transportation Plan discusses regional transportation improvements, like the four-lane Longmeadow Parkway crossing of the Fox River in Carpentersville, which would tie-in to Huntley-Dundee Road, providing an east west corridor from Carpentersville to Huntley. There are references to the future extension of Ackman Road through Lake in the Hills to meet with the section of Ackman Road in Huntley. The plan also discusses the western extension of Algonquin Road, which would improve east/west mobility through the Village to the Huntley High School campus. Additionally, transit recommendations are taken from plans prepared by both Kane County and McHenry County. Perhaps the most significant development of the regional transportation infrastructure is currently under construction at the I-90 / Route 47 interchange.

It should be noted that the Village does not have jurisdiction over the following roads:

- o I-90
- o Route 47
- o Algonquin Road
- o Portions of Main Street (west of Huntley Highlands)

While it's imperative that the Village works with the jurisdictional agencies controlling these roads, Director Nordman reminded the Plan Commission that those agencies have the final authority over the designs of any future improvements.

With respect to road construction, the Transportation Plan acknowledges the condition of the existing road network, and offers potential routes for road extensions that will accommodate future growth and transportation demands. The engineering design and construction of the roads is conducted on a case-by-case basis.

Regarding traffic volumes, the following chart is shown on page 2 of the Transportation Plan:

Annual Average Daily Traffic

Route	Segment	2003	2005	2007	2009	2011	2012*
Main St	IL Rte 47 to Coyne Station Rd.	8,900	10,100	10,170	10,000	10,677	-
Algonquin Rd	IL Rte. 47 to Ruth St.	8,900	9,730	9,840	10,000	8,996	-
IL Rte 47	I90 to County Line (Kreutzer Rd.)	20,300	21,700	21,400	22,000	-	23,900
IL Rte 47	North of County Line (Kreutzer Rd.)	18,500	19,000	21,200	19,800	-	19,700

* Counts were taken in April 2012

Director Nordman pointed out that the figures in the table illustrate a moderation in the growth of traffic in recent years, likely due to macroeconomic factors.

5 ***Kreutzer Road***

Also attached is a summary of the traffic analysis that was done as part of the design of the Kreutzer Road / Route 47 intersection. This analysis includes counts from 2006 and 2012 and projects traffic counts for the year 2014 and 2030.

10 ***Reed Road***

A traffic analysis for the Reed Road extension to Coyne Station Road is also provided as an attachment to the memorandum. This analysis projects traffic counts to the date that the Talamore subdivision is built-out, which based on the current pace of development is years away. The proposed cross section for Reed Road and its intersection with Coyne Station is designed to support those projections.

15

While the projections are based on established methods for predicting traffic, a variety of unpredictable factors will influence driving habits in the coming years, including gas prices, job availability, future development and population growth.

20

The Village has and will continue to prioritize road improvements based on the condition of a road, the volume of traffic it supports and the availability of funds to complete the desired improvement. Consideration of future traffic volumes is an important aspect of the design of any new road. However, a balance must be established between building new roads and maintaining and improving the existing transportation infrastructure to best serve the residents of the Village.

25

Commissioner Ellison thanked Staff for addressing her questions and recommended that future transportation improvements continue take long range planning into consideration.

Chairman Kibort agreed with Commissioner Ellison.

30

Chairman Kibort stated this was a continuation of the public hearing from August 27, 2012; therefore a motion is needed to close the public hearing.

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

35

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

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

45

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

5 A. Petition No. 12-9.1, Ryland Homes, Real Estate Commonly known as Pod 2 in the Talamore Residential Development, Huntley, Illinois (P.I.N. 18-16-300-007), Public Hearing to consider a Map Amendment to Rezone the subject property from “R-4” Townhomes and Condominiums to “RE-1 (PUD)” Residential Estate District Planned Unit Development, Preliminary and Final Plats of Subdivision, and Preliminary and Final Planned Unit Development to allow a 78-unit single family age-restricted community, pursuant to the requirements of Sections 156.070 and 156.204 of the Village of Huntley Zoning Ordinance.

10 Director Nordman stated that he has been notified the petitioner is unable to attend the meeting. Commissioners and Chairman Kibort agreed they were comfortable reviewing the petition without the petitioner present.

Director Nordman reviewed a PowerPoint presentation outlining the request.

15 ***Background Information***

Petitioners: Ryland Homes

Subject Location: Pod 2 of the Talamore Subdivision

20 Request: Consideration of a Map Amendment to Rezone the subject property from “R-4” Townhomes and Condominiums to “RE-1 (PUD)” Residential Estate District Planned Unit Development, Preliminary and Final Plats of Subdivision, and Preliminary and Final Planned Unit Development to allow a 78-unit single family age-restricted community.

25 ***Development Summary***

30 Director Nordman stated Ryland Homes is requesting approval of a proposed plan to construct 78 single family detached homes 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 received Preliminary Planned Unit Development and Preliminary Plat approval on August 11, 2005. The revised plan will result in 48 less units than originally approved as part of the Preliminary Planned Unit Development.

35 Director Nordman stated the proposed plan will be an age-restricted development consisting of floor plans featuring 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 a homeowners association (HOA). Basements will be offered as an option. The proposal is similar in character to the plan Lennar had for Pod 5 at the time the Talamore PUD was approved in August 2005.

40 Director Nordman pointed out the property is subject to a Development Agreement which establishes density and use limitations for the Talamore development. The Agreement does not limit specific uses for each Pod, but rather identifies an overall unit count for the development and establishes the review and approval process for residential property. Furthermore, the Agreement specifically states that amendments to a Planned Unit Development can be considered and acted on by the Village without being deemed an amendment to the Agreement.

45 Director Nordman stated that the proposed development plan requires the following review and approvals by the Plan Commission and Village Board:

- 50
1. Map Amendment to Rezone Pod 2 from “R-4” Townhomes and Condominiums to “RE-1 (PUD)” Residential Estates Planned Unit Development
 2. Preliminary and Final Plats of Subdivision
 3. Preliminary and Final Planned Unit Development

Map Amendment

Pod 2 is currently zoned “R-4” Townhomes and Condominiums, Director Nordman stated, and in order to

accommodate the original plan to construct 126 townhomes. In order to maintain consistency throughout the Talamore Development, a Map Amendment is requested to rezone Pod 2 from “R-4” to “RE-1 (PUD)” Residential Estate Planned Unit Development. This is consistent with the other single family Pods within Talamore which are also zoned “RE-1 (PUD)”. The Planned Unit Development designation is intended to encourage imaginative design of land uses and allow relief from the subdivision and zoning district requirements which are designed for conventional developments.

Preliminary and Final Plats of Subdivision

Director Nordman stated that there are two (2) Plats of Subdivision proposed as part of the development application; One entitled “Phase One” lays out the lot configuration for the southern half of the Pod and another plat entitled “Phase Two” lays out the lot configuration for the northern half of the Pod. The combined area of the two plats totals 17.498 acres.

The proposed Plats of Subdivision propose the dedication of two primary streets within the development; however, the majority of homes would be located on private courts that would be maintained by the HOA. The plat also preserves the existing stormwater management pond that was previously constructed.

Director Nordman pointed out that the plat is unique because it proposes to create several large lots that would contain multiple single family detached homes. A portion of each lot would be conveyed to a buyer by a metes and bounds description, similar to how a townhome is conveyed to individual buyers. Building setbacks for the homes would be established by building separation, rather than setbacks to lot lines. As proposed the following setbacks would be required (the plats each provide an illustration of the proposed setbacks):

25	Right-of-Way to Building Front	20 feet
	Side Building to Side Building	10 feet
	Rear Building to Rear Building	40 feet
	Right-of-Way to Side Building	15 feet
	Rear Building to Building Side	25 feet

Director Nordman reviewed that a buyer who purchases a home within the portion of the development would own the land conveyed in the metes and bounds description; however, the use of an owner’s property would be restricted by the Declaration (aka covenants and restrictions). The Declaration defines a “Privacy Area” that would extend twelve (12) feet from the rear plane of the home. Within the “Privacy Area” an owner could, with the approval of the HOA, plant a garden, construct a patio or deck, and install lattice or screening of a patio area. Any such improvement would be the responsibility of the owner to maintain.

Furthermore, the HOA would be responsible for the lawn maintenance of an owner’s property and all common areas within the development. The following provides a further summary of the proposed Declaration for Pod 2:

- 40 • Snow removal from driveways and walkways would be provided by the HOA
- The HOA would be responsible for sealcoating driveways
- No fences are allowed, with exception to invisible fences.
- No play equipment is allowed, including trampolines.

Director Nordman reviewed with the Plan Commission that the proposed plats of subdivision will require the following relief from the Village’s Subdivision Ordinance:

1. A 66 foot right-of-way width is required; a 60 foot right-of-way is proposed
2. A roadway width of 31 feet is required; a roadway width of 27 feet is proposed.
3. Sidewalks are required to be Portland Cement Concrete; an asphalt path is proposed (the developer has agreed to maintain path).

Preliminary and Final Planned Unit Development

Director Nordman presented that in accordance with the Development Agreement for the property, all pods are

to be developed as Planned Unit Developments. A Planned Unit Development also allows multiple principal structures to be located on a single zoning lot, as proposed by the plats of subdivision.

5 As previously noted, 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.

10 The proposed plan will be an age-restricted development consisting of 78 single family detached single-story homes. Six floor plans are proposed, each having three possible front elevations. The smallest floor plan would provide 1,224 square feet of living area and the largest would provide 1,880 square feet of living area. Each floor plan would also have the option of a four (4) foot garage extension and a sunroom option on the rear of the home. All proposed home elevations include some brick on their front elevation.

15 Additionally, Director Nordman pointed out that the petitioner is requesting relief from the Monotony Code for Talamore so that no home abutting or directly across the street/private drive from another home shall be identical in appearance. The current Monotony Code for Talamore requires the no home within two (2) lots distance of another home shall be similar in appearance.

20 The proposed setbacks are similar to the setbacks that were approved for the cluster home plan that was approved for Pod 5. In some case, the setbacks are greater for Pod 2 than those approved for Pod 5. For example, Pod 5 allowed a 10 foot front yard setback whereas Pod 2 requires a 20 foot setback. The petitioner is requesting approval to allow setbacks as proposed on the Plat of Subdivision.

Village Board and Plan Commission Conceptual Review

25 The Village Board reviewed conceptual plans at their June 7, 2012 meeting and provided the petitioner the following comments:

- There should be a restriction that no playground equipment is allowed in the backyards. The petitioner has included such restrictions as part of the Declaration for Pod 2
- 30 • 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 petitioner is proposing approximately 18 trees adjacent to Tomaso Sports Park.
- The elevations are too plain; additional brick and architectural features should be added. The petitioner added brick to all elevations of each floor plan.
- 35 • The length of driveways should be such that cars will not hang over the sidewalks. The driveways will be 20 feet in length. For reference, a parking space is 19 feet in length. In addition, the majority of driveways are located on private drives that do not include sidewalks.

40 Subsequently, the Plan Commission reviewed the conceptual plans at their July 9, 2012 meeting and provided the following comments:

- It was recommended that additional paths be added. Specifically, it was recommended that a path be added around the detention pond on the east side of the site. The petitioner noted that the detention pond was already constructed and the grades around the pond did not leave enough space to provide a path.
- 45 • It was recommended that additional pedestrian amenities be added north of the cul-de-sac. The petitioner has added a landscaped seating area north of the cul-de-sac. The petitioner also added a landscaped seating area centrally located within the development.
- Homes backing to Ackman Road should have additional architectural upgrades. The petitioner has agreed to add upgrades to the rear elevations of homes backing to Ackman Road and the six
50 (6) homes located on Lot 1.

Action Requested

The petitioners request a motion of the Plan Commission, to recommend approval of Petition No. 12-9.1,

5 Ryland Homes, Real Estate Commonly known as Pod 2 in the Talamore Residential Development, Huntley, Illinois (P.I.N. 18-16-300-007), Public Hearing to consider a Map Amendment to Rezone the subject property from “R-4” Townhomes and Condominiums to “RE-1 (PUD)” Residential Estate District Planned Unit Development, Preliminary and Final Plats of Subdivision, and Preliminary and Final Planned Unit Development to allow a 78-unit single family age-restricted community, pursuant to the requirements of Sections 156.070 and 156.204 of the Village of Huntley Zoning Ordinance.

10 Due to the unique nature of Pod 2, Director Nordman stated that staff is recommending the following conditions should the Plan Commission recommend approval of the development application:

1. The developer shall be required to submit each proposed metes and bounds survey to staff for review prior to recording with the McHenry County Recorder’s office.
2. Site plans submitted for building permit review shall include dimensions to all lot lines and adjacent homes.
- 15 3. The developer shall provide staff with a matrix illustrating which floor plans can be accommodated on each home site.
4. All homes sites abutting Ackman Road and the six home sites located on Lot 1 shall include upgraded rear elevations that shall, at a minimum, include shutters and window grids.
5. Architectural shingles shall be used on all homes.
- 20 6. 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.
7. The petitioners will comply with all final engineering plans and require approval from the Village Engineer and Development Services Department.
- 25 8. The Village of Huntley will require adherence to Illinois drainage law and best management practices for stormwater management.
9. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
- 30 10. No building plans or permits are approved as part of this submittal.
11. No sign permits are approved as part of this submittal.
12. No school transition fee will be collected in Pod 2 as long as the age-restricted status of the dwelling units remains in place.

35 **A MOTION was made to open the public hearing to consider Petition No. 12-9.1.**

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

45 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:

50 Charles Nordman, Village of Huntley

Director Nordman recommended continuing the public hearing if the Commission had any questions for the petitioner.

Commissioners and Chairman Kibort stated they did not have any questions for the petitioner.

A MOTION was made to close the public hearing to consider Petition No. 12-9.1.

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

15 A MOTION was made to recommend approval of Petition No. 12-9.1, Ryland Homes, Real Estate
Commonly known as Pod 2 in the Talamore Residential Development, Huntley, Illinois (P.I.N. 18-16-300-
007), Public Hearing to consider a Map Amendment to Rezone the subject property from “R-4”
Townhomes and Condominiums to “RE-1 (PUD)” Residential Estate District Planned Unit Development,
Preliminary and Final Plats of Subdivision, and Preliminary and Final Planned Unit Development to
allow a 78-unit single family age-restricted community, pursuant to the requirements of Sections 156.070
and 156.204 of the Village of Huntley Zoning Ordinance. subject to the following conditions:

- 20 1. The developer shall be required to submit each proposed metes and bounds survey to staff
for review prior to recording with the McHenry County Recorder’s office.
 2. Site plans submitted for building permit review shall include dimensions to all lot lines
and adjacent homes.
25 3. The developer shall provide staff with a matrix illustrating which floor plans can be
accommodated on each home site.
 4. All homes sites abutting Ackman Road and the six home sites located on Lot 1 shall
include upgraded rear elevations that shall, at a minimum, include shutters and window
grids.
 5. Architectural shingles shall be used on all homes.
30 6. 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.
35 7. The petitioners will comply with all final engineering plans and require approval from the
Village Engineer and Development Services Department.
 8. The Village of Huntley will require adherence to Illinois drainage law and best
management practices for stormwater management.
 9. The petitioner is required to meet all development requirements of the Huntley Fire
Protection District.
40 10. No building plans or permits are approved as part of this submittal.
 11. No sign permits are approved as part of this submittal.
 12. No school transition fee will be collected in Pod 2 as long as the age-restricted status of the
dwelling units remains in place.

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

6. Discussion

7. Adjournment

At 7:53pm, a MOTION was made to adjourn the September 10, 2012 Plan Commission meeting.

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

Respectfully submitted,

Charles Nordman

15 Director of Development Services
Village of Huntley