

VILLAGE OF HUNTLEY
PLAN COMMISSION MEETING
Monday, February 28, 2022
MINUTES

5

CALL TO ORDER

Chairman Tom Kibort called to order the Village of Huntley Plan Commission meeting for February 28, 2022 at 6:30 p.m. The meeting was held in the Municipal Complex Village Board Room at 10987 Main Street, Huntley, Illinois 60142.

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PLEDGE OF ALLEGIANCE

Chairman Kibort led the Pledge of Allegiance.

ROLL CALL

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PLAN

COMMISSIONERS: Commissioners Jeff Peterson, Ric Zydorowicz, Dennis O’Leary, Terra DeBaltz, Vice Chair Dawn Ellison, and Chairman Tom Kibort.

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COMMISSIONERS ABSENT:

Commissioner Ron Hahn

ALSO PRESENT: Director of Development Services Charles Nordman and Senior Planner Scott Bernacki

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4. **Public Comment** None

5. **Approval of Minutes**

A. Approval of the February 14, 2022 Plan Commission Meeting Minutes

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Chairman Kibort noted an error on who moved and seconded a motion on page 6, line 19 and page 15, line 21.

A MOTION was made to approve the February 14, 2022 Plan Commission Meeting Minutes, with noted correction.

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MOVED: Vice Chair Dawn Ellison

SECONDED: Commissioner Terra DeBaltz

AYES: Commissioners Jeff Peterson, Ric Zydorowicz, Dennis O’Leary, Terra DeBaltz, Vice Chair Dawn Ellison, and Chairman Tom Kibort

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NAYS: None

ABSTAIN: None

MOTION CARRIED 6:0:0

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6. **Public Hearing(s)**

A. Petition No. 22-02.04, Billitteri Enterprises, LLC and Village of Huntley, petitioners, and Huntley Fire Protection District and Doris A. Rasmusen Trust, owners, 11808 Coral Street and 11011 Woodstock Street, Request is for approval of: (i) a Preliminary and Final Plat of Subdivision; (ii) Special Use Permit for a Restaurant; (iii) Special Use Permit for Multi-Family Dwellings above first floor business uses; and (iv) Special Use Permit for a Preliminary and Final Planned Unit Development, including any necessary relief in accordance with the application submitted to, and which is on file with, the Village of Huntley. This application is filed for a mixed-use building containing a ground-floor restaurant and upper-floor rental apartments, off-street parking, and other related improvements.

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Chairman Kibort turned to Village staff to begin the PowerPoint presentation to review the petition.

5 Director Nordman recapped the Village Board’s approval of the Downtown Revitalization Plan in September, 2010 and its efforts to work diligently to implement the plan, including establishing a Tax Increment Finance District for the area. The plan identified the Fire Protection District property as a key redevelopment parcel appropriate for a mixed-use development that includes retail or dining uses on the ground floor and multi-family units above.

10 Director Nordman explained that per Village Board direction on September 23, 2021, Staff began discussions with Billitteri Enterprises for a redevelopment agreement to accommodate the redevelopment of the property for commercial and residential uses. The joint project between the petitioner and the Village includes the renovation and re-use of the existing building for a restaurant with outdoor seating in the area adjacent to Coral Street and the addition of three floors of apartment units.

15 Director Nordman described that the project includes the renovation and re-use of the former Huntley Fire Station One located at 11808 Coral Street for a restaurant and apartments. The property at 11011 Woodstock Street would be demolished to allow for construction of a public parking lot to accommodate the new development and surrounding businesses, including the post office.

20 Director Nordman stated the parking to accommodate the redevelopment would be provided on the north side of the building and in a new lot to be constructed on the parcel to the east, which fronts Woodstock Street. The parking area would be combined into one lot that would provide 41 parking spaces, with 17 of the parking spaces being dedicated to apartment residents. The parking lot would also serve to provide off-street parking for the Post Office. The Village would maintain ownership of the parking lot, which would be accessed primarily from Woodstock Street. The access to the lot from Coral Street is proposed to be one-way northbound so that westbound traffic on Coral Street has access to the parking lot.

25 Director Nordman stated the proposed ±5,181 square foot restaurant will be operated by Dan Hart, who will be operating a DC Cobbs. Mr. Hart owns DC Cobbs restaurants in East Dundee, McHenry and was the original owner in Woodstock. The proposed restaurant will also include an outdoor patio space of approximately 1,100 square feet at the front of the building. Director Nordman reviewed how tenants and restaurant patrons would circulate and access to the building.

30 Director Nordman mentioned that the proposal calls for two studio, nine one-bedroom, and seven 2-bedroom units for a total of 18 units with anticipated monthly rent expected to range between \$1,200 to \$1,600 per month.

35 Director Nordman presented the elevations which included the review of the added three stories to the structure, thus creating a four-story building that would have an overall height of 51’-8”. The proposed elevations would keep the building’s existing brick and add two additional overhead doors to the south elevation, facing Coral Street. The upper three stories of the building would include a combination of face brick to match the existing building and engineered wood siding. Each of the apartments would include a balcony that would be located on either the north or south elevations of the building. Access to the apartments and elevator would be provided on the west elevation of the building and the restaurant’s entrance would be located on the south elevation, facing Coral Street.

40 Director Nordman also mentioned the new overhead doors would access the restaurant’s outdoor patio. The proposed patio would include the use of a retractable roof structure which would be enclosable to allow use of the patio through the cooler months of the year.

45 Director Nordman reviewed the landscaping improvements including a refreshed sitting area near the restaurant entrance. The proposed screening of the new parking lot is designed based on discussions with the neighboring homeowner to the north. The proposed screening includes an 8-foot-tall wood/wood-looking composite privacy fence that would run the full length of the adjoining north lot line. In addition to the fence, landscaping is proposed on the south side of the fence.

5 Director Nordman stated the parking lot would be illuminated by four pole mounted fixtures. The fixtures would be mounted along the north edge of the parking lot at a height of 16.5 feet and would include house side shields. The average light levels within the parking lot and maximum light levels at the lot lines meet Zoning Ordinance requirements for parking lot lighting.

10 Director Nordman stated the Village will own and maintain the parking lot whereas the petitioner will own the building footprint including the west access driveway and the patio area. The proposed plat of subdivision will re-subdivide the property to create two lots to accommodate the proposed redevelopment of the site. The plat will
15 subdivide the property to create a ±11,400 square foot lot for the former fire station building and a ±6,400 lot for Village owned parking lot that will be located at the rear of the building. The B-2 Highway Service District requires a minimum lot area of 5,000 square feet and a minimum lot width of 50 feet. Both proposed lots meet the minimum lot area for the “B-2” district; however, the lot being created for the parking lot will require relief since it will not have street frontage. Access to the lot would be provided from the 11011 Woodstock Street parcel, which will also be Village owned.

Director Nordman mentioned that because this was a planned unit development certain elements of relief have been requested to accommodate the development in its downtown setting including

- 20 1. The “B-2” zoning district requires a minimum front yard setback of 30 feet. The patio enclosure will be setback ±2 feet from the front lot line.
2. The “B-2” zoning district requires a rear yard setback of 20 feet. The existing building will be setback ±4 feet from the new rear lot line.
- 25 3. The “B-2” zoning district allows a maximum impervious coverage of 85%. The impervious coverage on the Fire Station site is ±99%.
4. The “B-2” zoning district permits a maximum Floor Area Ratio (FAR) of 1.5 (150%). The proposed FAR is 2.0 (200%).
5. The “B-2” zoning district allows a maximum building height of 3-stories / 35 feet. The proposed building height is 4-stories / 51’-8”.
- 30 6. The Zoning Ordinance requires parking stalls to be 10 in width and 19 feet in depth. The proposed parking lot includes 16 parking spaces that are 9 feet in width and 18 feet in depth. These spaces will be for the dedicated use of the apartment residents. The remaining 25 spaces are 10 feet in width and 18 feet in depth. Relief is required for 16 of the parking spaces to be 9 feet in width and all of the parking spaces to be 18 feet in depth.
- 35 7. The Zoning Ordinance requires parking lot drive aisles to be 25 feet in width. The proposed parking lot drive aisle is 24 feet in width.
8. The Zoning Ordinance requires 1 parking space for every 3 seats in a restaurant and 2.5 spaces for every dwelling unit in multi-family buildings containing more than 5 units. Based on this, the proposed restaurant and 18 apartment units require 97 parking spaces (this assumes 151 seats within the restaurant). The proposed parking for the development will be provided within the new Village owned lot which will provide 41 spaces (this includes the garage space proposed at the rear of the building). Additional parking within the downtown is also proposed to be constructed in 2022 to accommodate this and other developments. New parking includes additional on-street spaces and the expansion to the Main Street lot. In total, there are 231 new parking spaces planned within the downtown in 2022. Director Nordman shared an exhibit which displayed the proposed added parking to the downtown area.
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Director Nordman stated that Staff recommends the following conditions be applied should the Plan Commission forward a positive recommendation to the Village Board including:

- 50 1. All 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) standards, practices and permit requirements.
2. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
3. No building permits, plans, or Certificates of Occupancy are approved as part of this submittal.

Director Nordman concluded by introducing the Petitioner’s representatives Larry Farrenkopf of Architects 127 and John Curtis of Curtis Commercial.

5 Chairman Kibort thanked Director Nordman and requested a motion from the Commission to open the public hearing.

A MOTION was made to open the public hearing to consider Petition No. 22-02.04

10 **MOVED:** Vice Chair Dawn Ellison
10 **SECONDED:** Commissioner Ric Zydorowicz
10 **AYES:** Commissioners Jeff Peterson, Ric Zydorowicz, Dennis O’Leary, Terra DeBaltz, Vice Chair Dawn Ellison, and Chairman Tom Kibort.
10 **NAYS:** None
15 **ABSTAIN:** None
15 **MOTION CARRIED** 6:0:0

Chairman Kibort stated that this is a public hearing and anyone wishing to testify must be sworn in. The following persons were sworn in: Director Charles Nordman, the Petitioner Larry Farrenkopf of Architects 127, John Curtis of Curtis Commercial, and resident Brent Mullane.

Chairman Kibort asked if the petitioner had anything to add or present to which Larry Farrenkopf made himself available for questioning.

25 Chairman Kibort asked if any members of the public had any comments to add.

Brent Mullane of 11608 Second Street spoke of his family’s efforts to keep their home historically accurate and complimented the Village’s efforts in improving the downtown. Mr. Mullane expressed concern over the height of the building believing 4 stories to be incongruent with the existing downtown district. He noted that the look of downtown may be adversely impacted if the Village were to stray from its current 3 story height limitation. That going too high may deviate from the intent of the Village’s motto of keeping its country charm. He offered a suggestion that the restaurant utilize natural lit signage consistent with other downtown businesses.

Commissioner Jeff Peterson shared concerns about the height. John Curtis explained that it would not be feasible to construct a 3 story building. Mr. Farrenkopf spoke to the height comparison graphic stating that the scale is comparable with other nearby projects. Commissioner Peterson asked about the signage to which Director Nordman stated that the Downtown revitalization plan sets the standard for downtown signage stating that internal illumination signage is not permitted. Commissioner Peterson expressed that the 17 designated parking spaces would be insufficient in supporting the 18 units and asked of the timing of when the other planned public parking areas were to be constructed to which Director Nordman responded concurrently. Mr. Curtis contends that the combination of the new public lots and on street parking is to be expected in suburban downtown living. It was also mentioned that the 18-foot long parking stalls and 24-foot aisle widths are too tight to support the anticipated tenant and downtown patron movements and may be conducive to bottlenecks near the busy post office. Mr. Curtis explained that the 24-foot aisle is standard in most municipalities. Commissioner Peterson concluded that he would like to see the new restaurant work in the downtown.

Vice Chair Dawn Ellison continued the sign discussion by asking about how the restaurant would be branded from the front elevation. Mr. Curtis mentioned that the restaurant owner utilizes natural wood materials for his signs and that they are working with the Village now on the placement of a blade sign. Vice Chair Ellison confirmed with Director Nordman that other than those residents in attendance, no other residents who were notified have contacted the petitioner or the Village with comments regarding the development. Vice Chair Ellison confirmed with Director Nordman that overnight parking is enforced by the Village. Vice Chair Ellison confirmed with Director that the Village will be installing the 8’ fence along the north line. Vice Chair Ellison stated she is not in favor of the 4th

story. Vice Chair Ellison requested that mechanical apparatus be properly screened atop the roof.

Chairman Kibort remains mindful that the parking in the downtown is constrained, however, given the forthcoming parking improvements in the Village's main public lot and that all other tenants living in the downtown must find public parking today, the project generally aligns with the goals identified in the downtown revitalization plan. Chairman Kibort expressed that the buildings appearance is fantastic, that apartments are needed in Huntley, and he does not have an issue with the 4th story as this mixed use project is of similar type and scale as other thriving downtowns like Elmhurst or Glenview.

Commissioner Ric Zydorowicz thanked Mr. Farrenkopf for the requested architectural changes and believes the project to be a very nice addition. Commissioner Zydorowicz again confirmed with Director Nordman that the 24' aisle would safely accommodate two-way traffic to avoid any back up on a busy weekend.

Commissioner Dennis O'Leary agreed with the concerns of Commissioner Peterson that the parking is not being provided for the project in a responsible manner. Commissioner O'Leary confirmed with Mr. Curtis that the 13-foot wide driveway and the 5' sidewalk along the west side will be separated using a railing to prevent against pedestrian and vehicular circulation mixing. Commissioner O'Leary expressed that the renderings utilized show attractive landscaping that will not be used when the dining canopy is installed and mentioned that significant strides should be made to make the frontage as welcoming as possible. Commissioner O'Leary did state that the apartments were nice, however, there is a lot of relief being requested from the Village's ordinances which offer a dramatic change that may be too much to handle for a Village downtown of this size.

Commissioner Terra DeBaltz mentioned that the project would benefit the community as a whole but echoed concerns regarding amount of relief required to allow the height and the parking. Understanding that more parking is coming through future development, Commissioner DeBaltz mentions that she is hesitant to offer this amount of requested relief to accommodate such a large development in a small space. Commissioner DeBaltz expressed the desire to add appropriate lighting at the residential entrance area of the building. Commissioner DeBaltz complimented the project's appearance and knows that many residents will enjoy the new restaurant but has several reservations of allowing the requested relief.

Director Nordman summarized that on premise parking in a downtown setting is not always feasible and shared a graphic which demonstrates the creativity needed to supply parking to support the businesses and residences in the downtown. He goes on to compare Downtown Huntley to other suburban downtowns whom offer similar amenities and the fact that parking may not always be immediately adjacent to a business or residence.

Chairman Kibort added that downtown Naperville or Elmhurst offer parking garage's that require a walk of some distance to patronize a business and that mixed use development is key to continued development and growth in Huntley's downtown. It was mentioned that Huntley has not had an apartment development in the recent past and this project offers a desirable product in a desirable location.

Vice Chair Dawn Ellison spoke about the possible coordination with neighboring businesses like Sammy's to open up the entire corner to new development to which Director Nordman responded that all of these items can be considered as new sites become available.

Chairman Kibort concluded by congratulating the developers for bringing the project forward in the current economic climate and welcomed DC Cobbs to Huntley as a quality offering continuing to make the downtown a destination

Commissioner Peterson requested a realistic construction timeline to which Mr. Curtis mentioned that end of April would be desirable to begin construction with the possibility of the restaurant opening in December of this year with the apartments taking occupancy next year.

Commissioner DeBaltz asked if there would be any impact to existing businesses during construction to which Director Nordman explained the rear of the property would be utilized for construction staging to avoid significant

impact.

There were no further comments. Chairman Kibort requested a motion to close the public hearing.

5 **A MOTION was made to close the public hearing to consider Petition No. 22-02.04**

MOVED: Commissioner Jeff Peterson
SECONDED: Vice Chair Dawn Ellison
AYES: Commissioners Jeff Peterson, Ric Zydorowicz, Dennis O’Leary, Terra DeBaltz, Vice Chair Dawn Ellison, and Chairman Tom Kibort.
NAYS: None
ABSTAIN: None
MOTION CARRIED 6:0:0

15 Chairman Kibort requested a motion to approve the petition.

A MOTION was made to approve Petition No. 22-02.04, Requesting approval of (i) a Preliminary and Final Plat of Subdivision; (ii) Special Use Permit for a Restaurant; (iii) Special Use Permit for Multi-Family Dwellings above first floor business uses; and (iv) Special Use Permit for a Preliminary and Final Planned Unit Development, including any necessary relief in accordance with the application submitted to, and which is on file with, the Village of Huntley, subject to the following conditions:

1. All 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) standards, practices and permit requirements.
2. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
3. No building permits, plans, or Certificates of Occupancy are approved as part of this submittal.

MOVED: Commissioner Ric Zydorowicz
SECONDED: Commissioner Jeff Peterson
AYES: Commissioners Jeff Peterson, Ric Zydorowicz, Terra DeBaltz and Chairman Tom Kibort.
NAYS: Commissioners Dennis O’Leary and Vice Chair Dawn Ellison,
ABSTAIN: None
MOTION CARRIED 4:2:0

- B. Petition No. 22-02.05, General RV, petitioner/owner, 14000 Automall Drive, Request is for approval of: (i) Site Plan Review; and (ii) a Special Use Permit for the expansion of the Recreational Vehicle Sales and Service use located in accordance with the plans that have been submitted to, and are on file with, the Village of Huntley, pursuant to the requirements of Section 156.204 of the Huntley Zoning Ordinance. The petitioner is proposing a ±19,558 square foot building expansion to offer 14 additional RV repair bays.

Chairman Kibort turned to Village staff to begin the PowerPoint presentation to review the petition.

Senior Planner Scott Bernacki introduced the petitioner’s request by stating that the Zoning Ordinance requires a special use permit be issued for Recreational Vehicle Sales and Service uses within the C-2 District. Planner Bernacki mentioned that General RV received its original special use permit and site plan approval to operate in this location back in 2010. The existing Recreational Vehicle Sales and Service use has also been expanded in the past including in 2013 when General RV added a standalone service facility, in 2017 when it purchased land from the neighboring lot, in 2018 when it added an addition to the original sales and service building, and in 2019 when it again purchased land from the neighboring lot.

Planner Bernacki stated that this request calls for the construction of a 19,558 square foot addition directly east of the existing 12,332 square foot standalone service building. The addition proposes to occupy paved lot space formerly utilized as an RV parking area.

5 Planner Bernacki summarized the existing passenger vehicle parking areas as supporting 161 parking stalls. The proposed addition calls for the installation of 14 new repair bays which will impact the parking count. The petitioner requested relief to provide a total of 161 of the required 181 passenger parking spaces. The petitioner has noted that the proposed addition is only to the service building which should not give rise to additional customers or employees and that the existing parking areas adequately address parking demand. It was also noted that parking relief was previously granted to the petitioner in past phases of the development.

15 Planner Bernacki recapped the scope of the expansion as including interior open space with trench drains to allow for the general servicing of the recreational vehicles and an equipment mezzanine proposed to connect the existing building with the new space. The proposed building elevations utilize 26' tall precast panels with a tan paint scheme to match the pre-existing facility. The north and south facing elevations include 7 drive in doors on each elevation for a total of 14 new repair bays. The lighting plan indicates the installation of 5 new wall mounted light fixtures using a style and mounting height to match the existing service facility.

20 Planner Bernacki stated that Staff recommends the following conditions be applied should the Plan Commission forward a positive recommendation to the Village Board including:

1. All improvements and site development must occur in full compliance with the submitted plans and all other applicable Village Municipal Services, standards, practices and permit requirements.
2. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
- 25 3. No building permits, plans, or Certificates of Occupancy are approved as part of this submittal.

Planner Bernacki concluded by introducing the Petitioner's representative Matthew Cotherman of Principle Construction should the commission have any follow up questions.

30 Chairman Kibort thanked Planner Bernacki and requested a motion from the Commission to open the public hearing.

A MOTION was made to open the public hearing to consider Petition No. 22-02.05

35 **MOVED:** Vice Chair Dawn Ellison
SECONDED: Commissioner Ric Zydorowicz
AYES: Commissioners Jeff Peterson, Ric Zydorowicz, Dennis O'Leary, Terra DeBaltz, Vice Chair Dawn Ellison, and Chairman Tom Kibort.
NAYS: None
40 **ABSTAIN:** None
MOTION CARRIED 6:0:0

Chairman Kibort stated that this is a public hearing and anyone wishing to testify must be sworn in. The following persons were sworn in: Senior Planner Scott Bernacki, the petitioner Matthew Cotherman of Principle Construction.

45 Chairman Kibort asked if the petitioner had anything to add or present to which Matthew Cotherman stated he was pleased to be presenting another expansion to General RV to accommodate the growing service needs of the customers.

50 Chairman Kibort asked if any members of the public had any comments to add to which no members of the public had anything to add.

Vice Chair Dawn Ellison sees no issues with the expansion and confirmed with Mr. Cotherman that the new shop will support 3 crews of 10 employees. Mr. Cotherman mentioned that the northernmost lot is rarely filled with current staff levels. Mr. Cotherman also assured that all fluid runoff flow to a triple basin and underground sanitary.

5 Commissioners DeBaltz, O’Leary, Peterson, Zydorowicz and Chairman Kibort complimented the project and encouraged the businesses’ expansion in Huntley.

There was general discussion amongst the commission and the Petitioner regarding the RV market.

10 There were no further comments. Chairman Kibort requested a motion to close the public hearing.

A MOTION was made to close the public hearing to consider Petition No. 22-02.05

15 **MOVED: Vice Chair Dawn Ellison**
SECONDED: Commissioner Dennis O’Leary
AYES: Commissioners Jeff Peterson, Ric Zydorowicz, Dennis O’Leary, Terra DeBaltz, Vice Chair Dawn Ellison, and Chairman Tom Kibort.
NAYS: None
ABSTAIN: None
20 **MOTION CARRIED 6:0:0**

Chairman Kibort requested a motion to approve the petition.

25 **A MOTION was made to approve Petition No. 22-02.05, Requesting approval of (i) Site Plan Review; and (ii) a Special Use Permit for the expansion of the Recreational Vehicle Sales and Service use located in accordance with the plans that have been submitted to, and are on file with, the Village of Huntley, subject to the following conditions:**

- 30
1. All 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) standards, practices and permit requirements.
 2. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
 3. No building permits, plans, or Certificates of Occupancy are approved as part of this submittal.

35 **MOVED: Commissioner Terra DeBaltz**
SECONDED: Vice Chair Dawn Ellison
AYES: Commissioners Jeff Peterson, Ric Zydorowicz, Dennis O’Leary, Terra DeBaltz, Vice Chair Dawn Ellison and Chairman Tom Kibort.
40 **NAYS: None**
ABSTAIN: None
MOTION CARRIED 6:0:0

Chairman Kibort asked the petitioner for a construction timeline to which Mr. Cotherman responded mid-May.

45 **7. Petition**

- 50 A. Petition No. 22-02.06, True North Properties, Inc., petitioner and Village of Huntley, owner, 11117 S. Church Street, Request is for concept review of a proposed plan to rezone the subject property from “M” Manufacturing to “R-5” Multiple Family Residence and convert the existing building into rental apartments.

Chairman Kibort turned to Village staff to begin the PowerPoint presentation to review the petition.

Director Charles Nordman stated that in 2017 the Village purchased the Catty property at 11117 South Church Street with the intent of revitalizing and redeveloping the property. The Downtown Plan identified the site as a future redevelopment site suited for multi-family residential.

5

Director Nordman mentioned that per Village Board direction on September 9th, Staff has begun discussions with True North Properties and is in the process of finalizing a Purchase and Sale Agreement and Redevelopment Agreement for the property to accommodate the renovation and re-use of the existing building for a total of 37 units.

10

Director Nordman stated that the developer has revised the elevation of the existing building to remove the hill and include a cornice treatment along the top of the building for a portion of the east elevation, and the north and south elevations.

15

Director Nordman presented the parking for the apartments that will be provided in a new parking lot to the east of the building that will provide spaces for 50 vehicles. An additional 87 parking spaces will also be constructed to the north of the Catty property for use by downtown businesses as part of the Village's overall plan to add parking in the downtown in 2022. Director Nordman continued to summarize the underground detention efforts being utilized to maximize usable space in the downtown.

20

Commissioners O'Leary requested clarification on what the Village would take ownership of. Director Nordman responded that the Village would construct and own all of the parking and open space on the site and the developer would effectively own and maintain the footprint of the building. Given the breakdown of 17 studio, 16 1-bedroom, and four 2-bedroom units, the supplied parking should be sufficient for the project and also supporting the downtown district.

25

Director Nordman stated that the petitioner has requested the Plan Commission to conceptually review the proposed plans. The concept review shall provide the petitioner with initial comments and concerns that should be considered as they proceed in the formal review process.

30

Director Nordman concluded by introducing Nick Ieremciuc and Joe Gottemoller of True North Properties should the commission have any follow up questions.

35

Vice Chair Dawn Ellison stated that the cornice treatment should also be extended to include the other areas of the building. Vice Chair Ellison questioned the parking lot orientation to which Director Nordman responded that the location of the lot was intentional to keep the open space along Church Street and provide critical storm water management opportunities.

40

Vice Chair Dawn Ellison asked about the condition of the interior of the building to which Mr. Ieremciuc responded that the building is in sound structural condition and the developer is prepared to make the necessary improvements to the building. Mr. Ieremciuc stated the choice to paint the brick white stems from the fact that over the years, there have been 4 different types and colors of brick utilized on the building, and that adding a close match would only add to the dissimilarity of the buildings appearance. The paint would offer a fresh and uniform look for the building.

45

There was discussion regarding the standalone structure that exists on the property. Mr. Ieremciuc responded that although its origins and purpose are debated, they are excited to integrate it into the design as it speaks to the history of the property. Chairman Kibort called for it to be utilized creatively so that it can be actively incorporated into the use of the site.

50

Commissioner DeBaltz asked how the interior spaces will be designed, with exposed brick or drywall. Mr. Ieremciuc responded that the design team is reviewing its options with the goal of providing balance to preserve the charm while making the units comfortable for the future tenants. Mr. Gottemoller spoke to these preservation efforts by citing examples of previous renovation projects in Crystal Lake. The ivy will be utilized to beautify the building

while also masking imperfections revealed when the hill is removed.

5 Commissioner DeBaltz recommended that alternative amenities be considered throughout the site such as outdoor seating. Commissioner Peterson later echoed this request addressing the area between the parking lot and Church Street. Mr. Ieremciuc mentioned that there may be some seating proposed based on conversations with the Village.

Mr. Gottemoller mentioned that there is an opportunity to utilize a portion of the building facing the tracks as a train depot.

10 Commissioner Peterson commented on the number of studio units and asked about the targeted demographic to which Mr. Ieremciuc spoke of the profile of tenants in their previous projects including young professionals and retirees with rent ranges of \$1,200 - \$2,000.

15 Chairman Kibort clarified with Director Nordman that the parking stall and aisle width comply with the Villages standard.


8. **Discussion**

20 Director Nordman stated the next Plan Commission meeting is scheduled for March 14, 2022. There was no further discussion.

9. **Adjournment**

25 **At 8:00 pm, a MOTION was made to adjourn the February 28, 2022 Plan Commission meeting.**

MOVED:	Vice Chair Dawn Ellison
SECONDED:	Commissioner Terra DeBaltz
AYES:	Commissioners Jeff Peterson, Ric Zydorowicz, Dennis O’Leary, Terra DeBaltz, Vice Chair Dawn Ellison, and Chairman Tom Kibort.
NAYS:	None
ABSTAIN:	None
MOTION CARRIED	6:0:0

35 Respectfully submitted,

Senior Planner
Village of Huntley