

**VILLAGE OF HUNTLEY**  
**PLAN COMMISSION MEETING**  
Monday, May 23, 2022  
MINUTES

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**CALL TO ORDER**

Chairwoman Dawn Ellison called to order the Village of Huntley Plan Commission meeting for May 23, 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**

Chairwoman Ellison led the Pledge of Allegiance.

**ROLL CALL**

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**PLAN**

**COMMISSIONERS:** Commissioners Ron Hahn, Joseph Holtorf, Dennis O’Leary, Terra DeBaltz, Vice Chair Ric Zydorowicz, and Chairwoman Dawn Ellison.

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**COMMISSIONERS**

**ABSENT:** Commissioners Jeff Peterson

**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 May 9, 2022 Plan Commission Meeting Minutes

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Commissioner Ron Hahn shared a correction to his statements made in reference to Petitioner No. 22-05.01

**A MOTION was made to approve the May 9, 2022 Plan Commission Meeting Minutes as amended.**

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**MOVED:** Commissioner Terra DeBaltz

**SECONDED:** Vice Chair Ric Zydorowicz

**AYES:** Commissioners Ron Hahn, Joseph Holtorf, Dennis O’Leary, Terra DeBaltz  
Vice Chair Ric Zydorowicz, and Chairwoman Dawn Ellison

**NAYS:** None

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**ABSTAIN:** None

**MOTION CARRIED 6:0:0**

6. **Petition(s)**

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A. Petition No. 21-05.04, DR Horton, Inc. - Midwest, petitioner, and Forestar Real Estate Group, Inc., owner, Relating to Phases 3 and 4 of the Cider Grove Unit 2 Subdivision, Request is for consideration of a Final Planned Unit Development and Final Plat of Subdivision for Phases 3 and 4 of the Cider Grove Unit 2 Subdivision, pursuant to the requirements of Section 156.204 of the Huntley Zoning Ordinance.

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Chairwoman Ellison turned to Village staff to begin the PowerPoint presentation to review the petition.

5 Senior Planner Scott Bernacki introduced the Final Planned Unit Development and a Final Plat of Subdivision for Phases 3 and 4 of Cider Grove Unit 2. The final plats for phase 3 were reviewed to include sixty-three (63) lots and a ±10 acre parcel for existing wetlands and storm water detention basins. The final plats for phase 3 were reviewed to include forty-one (41) lots and the dedication of right-of-way for the future extension of Main Street. It was reviewed that D.R. Horton will not construct this portion of Main Street since it has yet to be extended across the Halat property to the west, but will pay the Village a cash equivalent in lieu of constructing it. It was said that the proposed plans submitted for Phases 3 and 4 were consistent with the approved Preliminary PUD and Preliminary Plat of Subdivision for Unit 2. The home models were reviewed to be those that were approved as part of the Preliminary PUD. The landscaping was presented to include a 3-foot landscape “berm” proposed on Outlots B and C which are adjacent to the future Main Street extension. The landscape buffer is 30’ wide at its narrowest and features a variety of 3” caliper shade trees, ornamental trees, and densely planted 8’ tall evergreens paired with deciduous shrubs and planting beds near the future subdivision entryway. The commission was reminded to evaluate the proposal in terms of whether it is in general conformance with the previously approved preliminary PUD plans, by virtue of its imaginative and creative design and benefits to the village, and whether it requires additional conditions or restrictions

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

- 20 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 petitioner will comply with all final engineering revisions to be approved by the Village Engineer and Development Services Department.
- 25 3. The Village of Huntley will require adherence to Illinois drainage law and best management practices for stormwater management. The petitioner, its agents and assignees are responsible for not increasing the rate of stormwater runoff and will be required, to the extent practicable, to minimize any increase in runoff volume through “retention” and design of multi-stage outlet structures.
4. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
- 30 5. Homes constructed on Lots 102 – 118 are required to include the following features as standard on the rear building elevations:
  - a. 4/4x4” wood window surrounds and corner boards and 4/4x8” frieze boards
  - b. Window grills
  - c. Either shutters around the windows or a bay window at the first floor
- 35 6. All homes shall include 4/4x4” wood window surrounds and corner boards and 4/4x8” frieze boards.

Chairwoman Ellison thanked Planner Bernacki and called the petitioner to the podium.

40 Petitioner Jeff Ende of the Forestar Group made himself available to address any questions or concerns the commission may have.

Mr. Ende made note that the preliminary approvals did not require the rear building elevation upgrades for lots 113 and 114 and that they should only be required for Lots 102 - 112 & 115 – 118.

45 Commissioner Ron Hahn mentioned that the plans appeared consistent with what was previously approved in the preliminaries but asked a question regarding the functionality of the storm water detention basis on either side of the existing wetland.

50 Frederick Thaete of Cage Civil Engineering addressed the question explaining that the basins have been designed to maintain the base flood elevation without elevating the water level of the existing wetland so that they can be maintain as a healthy wetlands.

Commissioner Joseph Holtorf confirmed with Mr. Ende that phase 3 & 4 will complete the Cider Grove

Subdivision.

Vice Chair Ric Zydorowicz confirmed with Mr. Ende that no “Cider Grove” subdivision signage is proposed at this time, as the extension of Main Street has not yet been constructed.

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Commissioner Dennis O’Leary confirmed with Mr. Ende that all the landscaping will still be installed along the Main Street despite not yet being constructed and that no street connections are intended to tie in the Lake in the Hills residential area with the Huntley residential area so as to preserve the wetlands.

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Commissioner Terra DeBaltz confirmed with Mr. Ende the timeline for Phase 3 & 4 stating that mass grading will be performed this summer on both phases with paving in phase 3 being performed in the fall so that construction can begin in the spring of 2023. It is anticipated that phase 4 will be paved in the fall of 2023 so that construction can begin in the spring of 2024.

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Chairwoman Ellison thanked the petitioner and requested a motion to approve the petition.

**A MOTION was made to approve Petition No. 22-05.04, Requesting approval of a Final Planned Unit Development and Final Plat of Subdivision for Phases 3 and 4 of the Cider Grove Unit 2 Subdivision in accordance with the plans that have been submitted to, and are on file with, the Village of Huntley 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 petitioner will comply with all final engineering revisions to be approved by 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. The petitioner, its agents and assignees are responsible for not increasing the rate of stormwater runoff and will be required, to the extent practicable, to minimize any increase in runoff volume through “retention” and design of multi-stage outlet structures.
4. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
5. Homes constructed on Lots 102 - 112 & 115 – 118 are required to include the following features as standard on the rear building elevations:
  - a. 4/4x4” wood window surrounds and corner boards and 4/4x8” frieze boards
  - b. Window grills
  - c. Either shutters around the windows or a bay window at the first floor
6. All homes shall include 4/4x4” wood window surrounds and corner boards and 4/4x8” frieze boards.

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<b>MOVED:</b>	<b>Commissioner Ron Hahn</b>
<b>SECONDED:</b>	<b>Commissioner Terra DeBaltz</b>
<b>AYES:</b>	<b>Commissioners Ron Hahn, Joseph Holtorf, Dennis O’Leary, Terra DeBaltz Vice Chair Ric Zydorowicz, and Chairwoman Dawn Ellison</b>
<b>NAYS:</b>	<b>None</b>
<b>ABSTAIN:</b>	<b>None</b>
<b>MOTION CARRIED</b>	<b>6:0:0</b>

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**7. Public Hearing(s)**

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- A. Petition No. 22-05.05, Venture One Real Estate, petitioner, and Huntley Development Limited Partnership, owner, Relating to ±44.46 acres generally located at the northwest corner of Illinois Route 47 and Jim Dhamer Drive, Huntley, IL; PIN: 02-08-401-015, Request is for consideration of (i) a Final Plat of Subdivision; (ii) Special Use Permit for a ±729,600 square foot speculative warehouse, storage

and distribution facility; and (iii) Preliminary and Final Planned Unit Development, including any necessary relief, in accordance with the plans that have been submitted to, and are on file with, the Village of Huntley.

5 Chairwoman Ellison turned to Village staff to begin the PowerPoint presentation to review the petition.

Director of Development Services Charles Nordman introduced the request from the petitioner to construct a new ±729,600 square foot speculative warehouse, storage and distribution facility upon a newly subdivided lot. The new lot was presented to be a resubdivision of lots 3 and 4, resulting in the final ±44.46 acre lot as compliant with the “BP” zoning district. No users have been identified at this time, but the building carries the potential in being split in up to two separate tenant spaces. The site plan was reviewed to offer 3 access points off Jim Dhamer Drive and parking for 439 passenger vehicles and 78 truck trailers. The north truck court proposes an 8’ tall fence upon a 2’ berm with 117 evergreen plantings to shield the view from Residential Sun City Neighborhood 32. The south truck court proposes an 8’ tall fence with landscaping to shield the trailer parking stalls from Jim Dhamer Dirve. It was explained that both fences required relief based on their proposed height, and additionally the south fence based on its location within the front yard. Stormwater management basins are proposed at the east and north property lines, next to the wetland areas near the Eakin creek floodplain. It was presented that 795’ feet of separation exist between the residential property and the building. The renderings showed the precast material, proposed paint scheme, and office glazing near the southeast and northwest corners of the building. The north and south elevations were shown to include a total of 125 depressed truck docks with 4 drive in doors. Landscape plans were discussed to offer 430 trees planted around the perimeter and within landscape islands as well as foundation plantings as required. Exhibits were shown to demonstrate the proposed landscaping as viewed from the north and south. It was mentioned that the light fixtures would be 33’ tall in the parking lots, 40’ tall within the truck court, and mounted at 35’ in height upon the building which will require relief from the development agreement, which set a maximum height of 25’. Village Board concept review comments were presented to demonstrate the petitioner’s response to Village concerns.

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

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.
2. The petitioner will comply with all final engineering revisions to be approved by the Village Engineer and Development Services Department.
3. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
4. The outdoor storage of shipping/cargo containers shall be prohibited.
5. Tractor trailer parking spaces shall be for occupants of the building only. The tractor trailer parking spaces shall not be leased to an off-premise business by the owner or tenant of the building.
6. Any dumpster enclosures to be installed are required to be constructed of materials matching the principal building façade, have an aluminum or steel gate, and must be approved by the Development Services Department.
7. In accordance with Section 155.221 of the Subdivision Ordinance, the Final Plat of Subdivision shall be recorded with Kane County within three (3) months of approval by the Village Board.
8. No building construction permits, plans, sign permits, or Certificates of Occupancy are approved as part of this submittal.

Chairwoman Ellison 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. 22-05.05**

**MOVED: Commissioner Terra DeBaltz**  
**SECONDED: Vice Chair Ric Zydorowicz**  
**AYES: Commissioners Ron Hahn, Joseph Holtorf, Dennis O’Leary, Terra DeBaltz**

**Vice Chair Ric Zydorowicz, and Chairwoman Dawn Ellison**

**NAYS: None**  
**ABSTAIN: None**  
**MOTION CARRIED 6:0:0**

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Chairwoman Ellison 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, Petitioners Ryan Stoller and Matt Knoff of Venture One Real Estate, William “Bill” Bohne of Jacob and Hefner and Associates, and Residents Sally Welter of 13644 Windy Prairie, Scott Marquardt of 41W115 Derby Court, Conrad Barta of 13521 Windy Prairie, Ken Woods of 13601 Windy Prairie, Richard Tabatt of 13551 Windy Prairie, and Paula Chambers of 13491 Windy Prairie.

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Chairwoman Ellison asked if the petitioner had anything to add or present to which Ryan Stoller thanked the Village Board, Plan Commission and staff for their feedback thus far and would remain available for questioning.

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Resident Sally Welter made a comment about the lighting upon the building. The petitioner’s engineer Bill Bohne explained that there will be motion sensors installed on the lighting which dims the lighting by two thirds of the full lighting level when not in use.

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Petitioner Ryan Stoller explained that the paint scheme on the building is such that a fixture is installed upon a darker colored wall panel to reduce the glare that comes off the building. Ms. Welter made a comment about noise abatement in the area.

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Mr. Stoller responded that the 8’ tall fence was a composite trex material which carries noise reduction qualities. An additional comment was made regarding the 78 truck trailer stalls, to which Mr. Stoller clarified were only to be located on the south side, away for the residential neighborhood.

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Ms. Welter asked if the user is anticipated to run 24 hours a day to which Mr. Stoller responded that because this is a speculative building, the users are unknown, but typical buildings of this size will have 2 shifts.

Resident Ken Woods questioned whether independent impact, acoustical, or environmental studies have been performed and suggested that these studies should be performed prior to the commission awarding approval. It was noted that the square footage of the proposed building is larger than the first Amazon facility. Mr. Woods claimed that because the user is unknown, the product being shipped in and out of the facility is also unknown and cause for concern.

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Mr. Stoller acknowledged that the user will be registered with the Village.

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Mr. Woods wanted to ensure that nothing like what happened in the Bartlett industrial facility fire could happen in Huntley. Mr. Woods expressed his concerns of the fence not being sufficient in height to address the elevation difference between the homes and the proposed building. Mr. Woods acknowledged the addition of the landscaping, but noted these screening improvements would not take full effect until 15 years in the future.

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Mr. Stoller responded that given the 795’ of distance paired with the immediate screen of the fence and the existing mature wetland vegetation will be an appropriate buffer for the scope of the project.

Resident Conrad Barta was also concerned with the elevation change but acknowledged the information that Mr. Stoller provided to Mr. Woods.

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Mr. Bohne added that the buildings final elevation would only sit up 6”.

Mr. Barta shared concern with the blinking red and green dock door lighting as seen on the Amazon facility.

Mr. Stoller confirmed no dock door lighting has been presented in the plans at this time, and felt that if this were to

be installed later, the 8' tall fence on the 2' berm would block any light at the dock door level.

Resident Richard Tabatt asked about running trucks 24 hours a day. He agreed with others that lighting was a concern, but noise is of paramount importance. He asked how the residents could file a noise complaint against the facility or how the facility can manage hours of operation. A suggestion was raised to place a curfew on the trucks so that it does not interfere with the residents.

Scott Marquardt of 41W115 Derby Court explained that his property directly abuts to the Amazon facilities and wanted to share with the commission his experience with those developments thus far. Mr. Marquardt stressed that a condition must be imposed by the commission to ensure the residents that no refrigerated trucks will use the north truck court. Mr. Marquardt stated that 90 degree cut off lighting assists in maintaining a dark sky however, based on the height of the lighting, the residents will see the light source on the building. Mr. Marquardt states that dozens of flashing green dock lights are visible on the Amazon facility, and that there is no guarantee that this user of the subject site will not install dock lights themselves. Mr. Marquardt stated that a 12' foot fence exists at the Amazon facility and does very little to shield the buildings or dock lights from neighboring properties. Mr. Marquardt mentioned that the renderings shown of the landscape buffer are only for half of the year and does not accurately depict what the residents will experience half of the year between November and April when there is no vegetation. Mr. Marquardt questioned the commission to consider if the 8' tall fence was enough to shield the residents from the truck court and agreed that the current residents will not benefit for some time from the landscape improvements. Mr. Marquardt wanted to ensure the Huntley construction hours were properly enforced on this development. Mr. Marquardt stated that a distance of 1,200 – 1,800 feet was provided for the Amazon facility, but the petitioner is only proposed around 600 for this facility. Mr. Marquardt concluded with asking the commission what benefit comes to the Village from the near 3 million square feet of new industrial space that has been approved in the Village in the past 15 months.

Resident Paula Chambers expressed concern with both lighting, noise, storm water runoff, and the environmental concerns that come with the increase in truck traffic and the use of the facility.

There were no further public comments

Chairwoman Ellison thanked those members of the public for their statements and turned to the commissioners for their comments.

Commissioner Ron Hahn acknowledged the residents' concerns of the lighting and the noise. He confirmed with Mr. Stoller that the composite fencing is to be solid. Commissioner Hahn confirmed with Mr. Stoller that the truck parking lots will be concrete and the car parking lots will be asphalt. A discussion took place regarding the size of the truck court in proximity to the trailer parking stalls and how truck movements would occur in that set space. Commissioner Hahn asked about the installation of a snow scrapper, to which Mr. Stoller mentioned items like this would be up to the tenant to add. Commissioner Hahn offered alternative conditions such as requiring a taller fence, increasing the caliper of the trees, restricting the refrigerated trucks only to the south, and lowering the height of the lighting. Mr. Stoller mentioned that if the lighting were to be lowered to 25', there would be double the amount of fixtures installed. Commissioner Hahn mentioned that the light dimmer may be more aggravating to residents as the lighting levels come up and down based on activity in the court.

Commissioner Joseph Holtorf added that he felt a lower light fixture mounted at 25' paired with a higher fence and berm could reduce the lighting concerns for the neighbors. It was suggested the developer investigate utilizing a concrete sound wall such as those used along the tollway to assist in reducing the noise. Mr. Bohne spoke to the compromise that needs to occur to navigate the intended use of the facility while also reducing the glow as viewed from neighboring properties. Mr. Bohne confirmed that the plan as presented meets the Village requirements for light spillage and minimum illuminance within a parking lot while also reducing the total amount of fixtures installed. Commissioner Holtorf asked if there was any other compromise that could be considered on the north side to which Mr. Bohne said the plan shown is best practice in the industry.

Commissioner Holtorf suggested that the barrier between the lots be increased either through fence height or berm height. Mr. Stoller mentioned that the site plan has been maximized to offer a 10-foot effective barrier height with the berm and the fence, and that the berm could not be made higher. Knowing this, it was then suggested that the result of the berm not being able to be made higher was that the fence height should be increased.

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Commissioner Terra DeBaltz agreed with the statements that have been previously made and had nothing further to add.

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Commissioner Dennis O’Leary started the discussion to find an amenable solution to address the concerns of lighting and noise. A discussion of the photometric plan took place with Commissioner O’Leary still searching for a solution to prevent the residents from viewing the light source. Director Nordman suggested the installation of house side shields would assist in blocking a direct glare from the light. Mr. Stoller recapped the fencing compromises that have already been made to address the concerns of the board and residents. Commissioner O’Leary acknowledged the trex fence and concluded with the suggestion that perhaps the height be increased to offer the extra assurance of minimal sound and light transfer.

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Vice Chair Ric Zydorowicz quoted the 25’ height restriction per the development agreement which was just established in 2021. Vice Chair Zydorowicz stated the view of the light is the biggest concern of the neighboring residents and a lower height would seemingly reduce their ability to view it from the 795’ distance, however, the suggestion of the house side shield would appear to accomplish the same goal of blocking the direct view of the light.

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A discussion took place regarding the construction hours on the project.

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Chairwoman Ellison asked the petitioners to confirm that the residents would have no negative impacts as a result of the site improvements or storm water runoff. Mr. Bohne spoke about the proposals compliance with the Village’s and county’s storm water management ordinances confirming there would be no negative impacts on the neighboring properties. She suggested that the fencing height be increased to 10’ and that the commission should strongly consider restricting refrigerated trucks from using the north side truck court. Mr. Stoller mentioned that increasing the fence height can be accommodated. A conversation took place regarding limiting the parking of refrigerated trucks on the north side, to which Mr. Stoller said that this language can be worked out.

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Chairwoman Ellison asked for any final comments. There were no further comments.

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Chairwoman Ellison requested a motion to close the public hearing.

**A MOTION was made to close the public hearing to consider Petition No. 22-05.05**

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<b>MOVED:</b>	<b>Vice Chair Ric Zydorowicz</b>
<b>SECONDED:</b>	<b>Commissioner Terra DeBaltz</b>
<b>AYES:</b>	<b>Commissioners Ron Hahn, Joseph Holtorf, Dennis O’Leary, Terra DeBaltz Vice Chair Ric Zydorowicz, and Chairwoman Dawn Ellison</b>
<b>NAYS:</b>	<b>None</b>
<b>ABSTAIN:</b>	<b>None</b>
<b>MOTION CARRIED</b>	<b>6:0:0</b>

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Chairwoman Ellison requested a motion to approve the petition.

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**A MOTION was made to approve Petition No. 22-05.05, Requesting approval of (i) a Final Plat of Subdivision; (ii) Special Use Permit for a ±729,600 square foot speculative warehouse, storage and distribution facility; and (iii) Preliminary and Final Planned Unit Development, including any necessary relief, in accordance with the plans that have been submitted to, and are on file with, the Village of Huntley subject to the following conditions:**

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.
2. The petitioner will comply with all final engineering revisions to be approved by the Village Engineer and Development Services Department.
3. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
4. The outdoor storage of shipping/cargo containers shall be prohibited.
5. Tractor trailer parking spaces shall be for occupants of the building only. The tractor trailer parking spaces shall not be leased to an off-premise business by the owner or tenant of the building.
6. Any dumpster enclosures to be installed are required to be constructed of materials matching the principal building façade, have an aluminum or steel gate, and must be approved by the Development Services Department.
7. In accordance with Section 155.221 of the Subdivision Ordinance, the Final Plat of Subdivision shall be recorded with Kane County within three (3) months of approval by the Village Board.
8. No building construction permits, plans, sign permits, or Certificates of Occupancy are approved as part of this submittal.

*The Plan Commission added the following conditions:*

9. A 10-foot tall fence shall be installed upon a 2 foot berm on the north side of the truck court.
10. Lighting to be installed in the north truck court shall include house side shields.
11. That if a tenant were to be identified as requiring the use of refrigerated trucks, those refrigerated trucks shall be prohibited from parking or docking overnight in the north truck court.

**MOVED:** Commissioner Terra DeBaltz  
**SECONDED:** Commissioner Joseph Holtorf  
**AYES:** Commissioners Ron Hahn, Joseph Holtorf, Dennis O’Leary, Terra DeBaltz  
 Vice Chair Ric Zydorowicz, and Chairwoman Dawn Ellison  
**NAYS:** None  
**ABSTAIN:** None  
**MOTION CARRIED** 6:0:0

**8. Discussion**

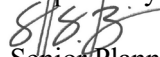
Director Nordman stated the next Plan Commission meeting is scheduled for June 13, 2022. A development update was provided on a number of properties in the Village of Huntley. There was no further discussion.

**9. Adjournment**

At 8:16 pm, a **MOTION** was made to adjourn the May 23, 2022 Plan Commission meeting.

**MOVED:** Commissioners Terra DeBaltz  
**SECONDED:** Chairwoman Dawn Ellison  
**AYES:** Commissioners Ron Hahn, Joseph Holtorf, Dennis O’Leary, Terra DeBaltz  
 Vice Chair Ric Zydorowicz, and Chairwoman Dawn Ellison  
**NAYS:** None  
**ABSTAIN:** None  
**MOTION CARRIED** 6:0:0

Respectfully submitted,

  
 Senior Planner  
 Village of Huntley