

VILLAGE OF HUNTLEY
PLAN COMMISSION MEETING
Monday, January 24, 2011
MINUTES

5

CALL TO ORDER

Plan Commission Chairman Ron Hahn called to order the Village of Huntley Plan Commission meeting for January 24, 2011 at 6:33 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 Len Stensing, Ruby Hornig, Tom Kibort, Robert Chandler and Chairman Ron Hahn

COMMISSIONERS

ABSENT:

Commissioners Dawn Ellison and Russ Palermo

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ALSO PRESENT:

Senior Assistant to the Village Manager Lisa Armour, Senior Planner Charles Nordman and Planner James Williams

3. Approval of Minutes

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A. Approval of the January 10, 2011 Plan Commission Meeting Minutes

A MOTION was made to approve the January 10, 2011 Plan Commission Minutes with the following correction:

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Page 4, Line 7, add the words “fire lane and potentially for the” before “parking areas”.

MOVED:

Commissioner Kibort

SECONDED:

Commissioner Hornig

AYES:

Commissioners Hornig, Kibort, and Chandler and Chairman Hahn

NAYS:

None

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ABSTAIN:

Commissioner Stensing

MOTION CARRIED

4:0:1

4. Petitions

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A. Petition No. 11-01.2, Bravo Properties LLC, a 5.4± acre unsubdivided parcel in Regency Square lying immediately north of Heritage Woods of Huntley, Public Hearing to consider approval of (i) Preliminary/Final Plat of Subdivision; (ii) Special Use Permit for a Congregate Care Facility; and (iii) Site Plan Review to allow for development of the Property in accordance with the site plan that has been submitted to, and is on file with, the Village of Huntley, all pursuant to the requirements of the Huntley Zoning Ordinance, including specifically Section 156.204 et seq.

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Senior Planner Nordman reviewed a PowerPoint presentation outlining the petitioners’ request.

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Senior Planner Nordman stated Bravo Properties LLC headquartered in Oak Brook, Illinois is the petitioner and contract purchaser of the 5.4 acre property and the owner of the tract is Pistakee Partners from McHenry, Illinois.

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Senior Planner Nordman referred to the location of the 5.4-acre development as the tract to the north of the Heritage Woods Assisted Living facility and the zoning for the lot is “BP” Business Park.

The Development Summary for the project was outlined as follows:

- 5 ▪ Bravo Properties is proposing to construct a 128-unit supportive living facility on a 5.4 acre site within Regency Square, immediately north of Heritage Woods Assisted Living.
- The proposed supportive living facility will house residents with physical disabilities ranging in age from 22 to 64 years.
- 10 ▪ The facility will have nursing and direct care staff on-site 24 hours a day to assist residents with daily activities dependant on their level of need.
- The facility will be operated by BMA Management, Ltd., which also operates Heritage Woods Assisted Living. It is estimated that the project will create 45 new jobs.

15 The proposed 59.87-acre Preliminary and Final Plat of Subdivision was reviewed by Senior Planner Nordman including the following issues:

- 20 ▪ The proposed plat of subdivision encompasses 59.87 acres in Phase II of Regency Square, which has not been previously subdivided.
- The proposed plat of subdivision creates four lots including, the 5.4 acre lot necessary for the supportive living facility (Lot 1) and a lot for the stormwater detention needed for the supportive living facility (Lot 2).
- 25 ▪ The proposed plat will also dedicate the necessary right-of-way for the future extension of Regency Parkway to the northern boundary of the property and the dedication of Kreutzer Road right-of-way along the northern property line.
- 30 ▪ Lots 3 and 4 of the proposed subdivision will incorporate the remaining 13.78 acres located west of the Regency Parkway right-of-way and the remaining 39.40 acres located between the Regency Parkway right-of-way and the existing Princeton Drive.
- It is likely that Lots 3 and 4 will be later resubdivided when specific users are found for these areas.

35 Senior Planner Nordman explained the Regency Square Development Guidelines, which govern the Regency Square Development, requires a Special Use Permit for a Congregate Care Facility in the “BP” Business Park zoning district. Senior Planner Nordman continued by stating the Plan Commission must consider the standards identified in Section 156.068(C) of the Zoning Ordinance Special Use Permit section.

40 Site Plan Review of the proposed development was outlined with Senior Planner Nordman specifying the following characteristics of the project:

- 45 ▪ The proposed site plan for the 128-unit supportive living facility will extend Regency Parkway approximately 440 feet north from its current terminus at the northern property line of the Heritage Woods Assisted Living facility.
- The further extension of Regency Parkway beyond the frontage of the supportive living facility will occur when future development is proposed for the remaining land within Phase II of Regency Square.
- 50 ▪ The site plan provides two (2) access points on Regency Parkway and parking for 128 vehicles (27 of the 128 parking spaces would be landbanked), which conforms to the requirement of one (1) parking spaces per unit for a congregate care facility.

- Outdoor amenities for the residents will include a gardening area with storage barn, basketball court, patio, deck and gazebo.

5 Senior Planner Nordman noted the building materials for the proposed supportive care facility include a combination of Northfield Stackstone, red utility brick, and cement board siding.

10 Senior Planner Nordman stated the proposed 3-story (117,870 square foot) building meets all applicable building setback and height requirements of the Regency Square Development Guidelines, which allows a maximum building height of 3-stories (45 feet to the mean height between eaves and ridge of a gable roof) in the “BP” zoning district. Furthermore, the lots abutting Del Webb’s Sun City are further restricted to 25 feet in height, however, this restriction does not apply to the supportive living site because it does not abut Sun City. The difference in height between Heritage Woods and Bravo's building is approx. 16.75 feet (roof peak to roof peak).

15 Senior Planner Nordman stated there would be several accessory structures including a proposed barn, gazebo, trash enclosure and monument sign.

20 Senior Planner Nordman stated the landscape plan submitted for the site was in conformance with the Regency Square Development Guidelines.

Parking lot lighting for the site was reviewed including the use of the Sternberg light fixture which is the same fixture used at the Heritage Woods development to the south. Senior Planner Nordman indicated light shields would be employed to mitigate the glare upon adjacent properties.

25 Senior Planner Nordman stated the conceptual review of the proposed project by the Village Board on November 18, 2010 led to the referral of the project to the Plan Commission for their review of the project on January 10, 2011. Through the course of these reviews, the petitioner was asked to provide the location of an existing facility that could be visited for a better understanding of the proposed project. The petitioner offered the Eden Supportive Living facility in North Aurora as a comparable site. Additionally, at the January 10th Plan Commission meeting, it was suggested that a representative from BMA Management be available to provide a more thorough description of the supportive care facility’s operation.

35 The presentation concluded with Senior Planner Nordman stating the petitioners request a motion of the Plan Commission, to recommend approval of Petition No. 11-01.2, Bravo Properties LLC, a 5.4± acre unsubdivided parcel in Regency Square lying immediately north of Heritage Woods of Huntley, Public Hearing to consider approval of (i) Preliminary/Final Plat of Subdivision; (ii) Special Use Permit for a Congregate Care Facility; and (iii) Site Plan Review to allow for development of the Property in accordance with the site plan that has been submitted to, and is on file with, the Village of Huntley, all pursuant to the requirements of the Huntley Zoning Ordinance, including specifically Section 156.204 et seq.

40 Senior Planner Nordman stated Staff recommends the following conditions be applied should the Plan Commission forward a positive recommendation to the Village Board:

- 45 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 revisions to be approved by the Village Engineer and Development Services Department.
- 50 3. The petitioners will comply with all revisions to the Final Plat of Subdivision to be approved by the Village Engineer and Development Services Department.
4. The Village of Huntley will require adherence to Illinois drainage law and best management practices for stormwater management.
5. A maintenance plan shall be provided for all landscaping, including landscaping associated with stormwater maintenance elements of the project. In accordance with the Regency Square Development

Guidelines, the maintenance plan shall state that the owner shall be responsible for immediately removing and replacing any dead plant material with landscape material of equal size and comparable species.

6. Architectural style shingles shall be used on the principal and accessory structures.
- 5 7. In accordance with the Section 155.221(A)(5) of the Subdivision Ordinance, the owner shall record the Plat of Subdivision with the Recorder of Kane County within three (3) months of approval by the Village Board. Failure to record the Plat of Subdivision within three (3) months shall make it null and void.
8. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
- 10 9. No building plans or permits are approved as part of this submittal.
10. No sign permits are approved as part of this submittal.

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

- Charles Nordman, Village of Huntley
- Zach Leonard, Bravo Properties, LLC, P.O. Box 4506, Oak Brook, IL 60522
- Keri Horn, BMA Management, Ltd., 535 E. North Street, Suite E, Bradley, IL 60915
- 20 Gerald Kotowski, IG Consulting, Inc., 300 Marquardt Dr. #101, Wheeling, IL 60090
- David Schoning, Gleason Architects, 769 Heartland Drive, Unit A, Sugar Grove, IL 60554
- Thomas Burney, SBB&K, Ltd., Three First National Plaza, 70 W. Madison St., #4500, Chicago, IL 60602
- Joe Buralli, Pistakee Partners LLC, 2222 Cuhlman Road, McHenry, IL 60050
- Margene Mobley, 12256 Tuliptree Lane, Huntley, IL 60142
- 25 Mary Lou Harp, 12216 Tuliptree Lane, Huntley, IL 60142
- Carolyn Krupa, 12368 Black Oak Trail, Huntley, IL 60142

Zach Leonard with Bravo Properties, LLC addressed the Plan Commission, thanked Senior Planner Nordman for his overview of the development proposal and Village Staff members for their assistance in the effort to develop the proposed supportive care facility.

Mr. Leonard provided an expansive outline of the proposed Deer Path Supportive Care facility's approval process, operation and amenities. Mr. Leonard stated there is no other facility in the area offering the services offered by the proposed facility.

Keri Horn, Regional Director of Operations with BMA Management, Inc., reviewed facility's administration, and management. Ms. Horn explained the selection process for prospective residents, which strives to match individuals with physical impairments with the services offered at the supportive care facility.

David Schoning, Gleason Architects, described the design of the proposed facility building as emphasizing a rural, farmhouse theme in both the primary and accessory structures.

Thomas Burney, petitioners' attorney, asked Senior Planner Nordman to confirm the public hearing notice requirements were met and Senior Planner Nordman acknowledged the public notice was mailed to adjacent property owners, published in the Northwest Herald and a sign placed on the subject tract as required.

Chairman Hahn introduced into the record a Letter of Support for the Deer Path Supportive Care facility to the Village of Huntley from Julie Biel Clausen with the McHenry County Housing Authority.

Margene Mobley, 12256 Tuliptree Lane, asked if the proposed facility would provide care for clients with mental illness and/or drug and alcohol addiction. Mr. Leonard stated clients with these impairments will not be served by the facility.

Ms. Mobley stated she was concerned with the glare of the proposed site lighting and inquired as to the possibility of the parking area being reoriented to the east side of the site.

5 Mr. Leonard stated the reconfiguration of the site would be difficult given the site's access from Regency Parkway and he acknowledged importance of shielding the site lights from adjacent properties.

Mary Lou Harp, 12216 Tuliptree Lane, Huntley, asked where funding comes from for the residents' housing and healthcare.

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Mr. Leonard responded by stating some residents have private resources and the State of Illinois will subsidize funding for a minimum of 25% of the residents.

15 Ms. Harp asked what the situation would be if the government subsidies were discontinued. Mr. Leonard replied by explaining that the type of facility proposed offers a less expensive alternative to the type of care provided by traditional nursing homes. Mr. Leonard stated as long as funding exists for the care and treatment of the clients served by the proposed facility it is in the best interest to provide that funding in the most efficient manner possible through facilities such as the one proposed.

20 Ms. Harp requested more detail on the traffic impact expected by the proposed facility. Discussion ensued regarding the facility plans to not limit visitation hours in order to foster as independent a living environment as possible. Ms. Horn explained the most traffic would typically be generated at non-peak days and times such as weekends and holidays.

25 Ms. Harp objected to animals being housed at the facility because of her worry they may be a noise nuisance.

Mr. Leonard stated animals would be housed inside the facility or the barn. Ms. Horn stated that it was in the best interest of the facility and its insurance carrier that any animals in the facility's care will be well trained and protected from the weather elements.

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Ms. Harp stated her concern about the emergency evacuation from the proposed three-story building.

Mr. Schoning pointed out the building will have four elevators and the second and third stories will have areas of rescue assistance at the end of each of the four wings. Senior Planner Nordman added the Huntley Fire Protection District Fire Marshal has reviewed the submitted plans for compliance with any and all life and safety requirements.

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Carolyn Krupa, 12368 Black Oak Trail, reiterated the site lighting concerns mentioned earlier, asked about the development status of the area between Regency Parkway and Del Webb's Sun City and inquired as to the alignment of the future Regency Parkway and Kreutzer Road extensions.

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Senior Planner Nordman stated the currently undeveloped area (referred to as Lot 3) will eventually be developed as part of the Regency Square Subdivision and described the proposed alignment of Regency Parkway which will meet the future extension of Kreutzer Road from Route 47, with the latter roadway then extending north and west to meet the Kreutzer Road portion which extends south of Main Street.

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Ms. Krupa summarized her concerns about the proposed site development which included the potential of noise nuisances associated from garbage collection and animals housed at the site and possible light glare from the site.

50 Commissioner Kibort asked the petitioner to address the impact of the proposed Lot 2 Detention Area upon this site and future development within Regency Square – Phase 2.

Gerald Kotowski, the petitioner's Engineering consultant, stated the detention area serves only the subject lot

and may be expanded when the other portions of Regency Square – Phase 2 are developed.

5 Commissioner Kibort asked what the timetable was for the extension of Regency Parkway. Mr. Kotowski referred the question to the property owner Mr. Joe Buralli who stated the future extension of any roadways associated with the Regency Square Subdivision are contingent upon future development of the individual tracts within the subdivision.

10 Commissioner Kibort stressed the importance of the concerns raised about the proposed lighting on the site and asked the petitioner if they had any specifics in mind for mitigating the glare from those lights.

Mr. Schoning stated the fixtures are designed to have the light element further up into the fixture itself and will utilize shields on the residential side of the light, which should resolve this issue.

15 Commissioner Hornig suggested insulating the accessory barn building to limit the noise nuisance from any animals housed within the structure.

Commissioner Stensing pointed out the Village’s noise ordinance will serve to address any issues regarding animals and appreciated concerns about the site’s proposed lighting.

20 Commissioner Chandler offered that the insulation of the barn will assist with not only the noise but also protection from the weather elements as well.

25 Mr. Leonard acknowledged all of the concerns raised through the course of the meeting and his desire for the facility and residents it serves to be a good neighbor.

Chairman Hahn asked Mr. Leonard if clients who are expected to receive assistance after moving to the facility would typically have been receiving assistance previously and Mr. Leonard agreed this was typically the case.

30 Chairman Hahn asked about the individual living units and Mr. Leonard, with the assistance of Ms. Horn, described the amenities of each unit as well as explaining that larger bathing facilities are available in commons areas of the facility.

35 Discussion ensued regarding whether a liquor license will need to be obtained for the dispensing of alcohol within the facility. Mr. Leonard acknowledged that every legal requirement will be met to address this issue if or when it arises.

Commissioner Stensing asked what circumstance would arise after a resident turns 65. Mr. Leonard stated residents will be able to remain in the facility for as long as the housing and care meets their needs.

40 Commissioner Stensing asked if all the facility’s residential units are single occupancy.

45 Mr. Leonard stated there are one-bedroom units and studio apartments with one-bedroom units sufficient in size for both a resident client and their spouse. Ms. Horn added that all tenants must pass the screening qualifications process to reside at the facility.

50 A motion was made by the Plan Commission to recommend approval of Petition No. 11-01.2, Bravo Properties LLC, a 5.4± acre unsubdivided parcel in Regency Square lying immediately north of Heritage Woods of Huntley, Public Hearing to consider approval of (i) Preliminary/Final Plat of Subdivision; (ii) Special Use Permit for a Congregate Care Facility; and (iii) Site Plan Review to allow for development of the Property in accordance with the site plan that has been submitted to, and is on file with, the Village of Huntley, all pursuant to the requirements of the Huntley Zoning Ordinance, including specifically Section 156.204 et seq., subject to the following conditions:

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 revisions to be approved by the Village Engineer and Development Services Department.
3. The petitioners will comply with all revisions to the Final Plat of Subdivision to be approved by the Village Engineer and Development Services Department.
4. The Village of Huntley will require adherence to Illinois drainage law and best management practices for stormwater management.
5. A maintenance plan shall be provided for all landscaping, including landscaping associated with stormwater maintenance elements of the project. In accordance with the Regency Square Development Guidelines, the maintenance plan shall state that the owner shall be responsible for immediately removing and replacing any dead plant material with landscape material of equal size and comparable species.
6. Architectural style shingles shall be used on the principal and accessory structures.
7. In accordance with the Section 155.221(A)(5) of the Subdivision Ordinance, the owner shall record the Plat of Subdivision with the Recorder of Kane County within three (3) months of approval by the Village Board. Failure to record the Plat of Subdivision within three (3) months shall make it null and void.
8. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
9. No building plans or permits are approved as part of this submittal.
10. No sign permits are approved as part of this submittal.

MOVED: Commissioner Kibort
SECONDED: Commissioner Hornig
AYES: Commissioners: Hornig, Stensing, Chandler, Kibort, and Chairman Hahn
NAYS: None
ABSTAIN: None
MOTION CARRIES: 5:0:0

B. Petition No. 11-01.3, Rental Systems, LLC, Lots 9 and 10 of the Kreutzer Industrial Park (1.48± acres generally located west of Raymond Court and north of Kreutzer Road), Public Hearing to consider approval of (i) a Map Amendment to rezone the Property from “M” Manufacturing to “B-2” Highway Service Business; (ii) Preliminary/Final Plat of Subdivision; (iii) Special Use Permit for a Second Hand Store; (iv) Site Plan Review; and (v) Approval of such relief as may be necessary to allow for development of the Property in accordance with the site plan that has been submitted to, and is on file with, the Village of Huntley, all pursuant to the requirements of the Huntley Zoning Ordinance, including specifically Section 156.204 et seq.

Planner Williams reviewed a PowerPoint presentation outlining the petitioners’ request.

Planner Williams stated Plote Homes, LLC, on behalf of Goodwill Industries is the petitioner and the owner of the subject property is Northstar Trust.

The subject 1.48-acre tract is known as Lot 10 (and portion of Lot 9) of the Kreutzer Industrial Park and the petitioner is requesting to rezone the property from “M” Manufacturing to “B-2” Highway Service Business, Preliminary/Final Plat of Subdivision, Special Use Permit for a Second Hand Store, Site Plan Review including necessary relief to accommodate a Goodwill Store to be located within the Kreutzer Industrial Park subdivision on Kreutzer Road.

Planner Williams began the Development Summary for the project with the Plan Commission comments made during their Conceptual Review of the project on October 25, 2010 which included:

- Concern regarding traffic circulation on the east side of the building given the close proximity of the 30 foot shared access drive
- 16 foot drop-off lane and truck dock.
- Architectural upgrades should be considered to the front elevation facing Kreutzer Road were suggested

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Planner Williams explained the petitioners request for a Map Amendment of the subject 1.48 acre property from “M” Manufacturing to “B-2” Highway Service would allow for the development of a 16,000 square foot Goodwill Store on the subject lot, located north of Kreutzer Road and west of Raymond Court, provided the Special Use Permit for a Second Hand Store in the “B-2” zoning district is also approved.

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Planner Williams described the proposed Preliminary/Final Plat of Resubdivision of Lots 9 and 10 of the Kreutzer Industrial Park essentially takes 51 feet from the west side of Lot 9 and adds that area to the east side of Lot 10 resulting in two lots. The first tract, Lot 101, the 1.48 subject lot is to be zoned “B-2” and Lot 102, a 0.71 acre tract will remain zoned “M” Manufacturing. Planner Williams stated both lots will conform to the minimum lot area and width required for their respective zoning districts.

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In addition to the two lots, Planner Williams continued, the proposed plat will create a 40 foot wide private driveway easement allowing the two lots to share driveway access from Kreutzer Road. Additionally, the petitioner has provided a temporary driveway easement at the northwest corner of Lot 102 to accommodate semi-truck maneuvering to the loading dock at the northeast corner of the proposed Goodwill site. The petitioner has proposed this maneuvering area as a temporary easement; however, staff recommends that this area be dedicated as a permanent easement so that trucks are provided a maneuvering area without having to back into the docks from Kreutzer Road.

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Planner Williams reviewed the site plan for the proposed Goodwill Store including the following elements:

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- A 16,000 square foot Goodwill store - north of Kreutzer Road, west of Raymond Court.
- Site ingress/egress from Kreutzer Road via the 31 foot wide shared driveway (40 foot wide easement) benefitting both the Goodwill site and Lot 102.
- Northeast corner of the building: A two-bay loading dock.
- Single-bay trash compactor - screened by masonry walls with metal access gates.
- 16.5 foot wide covered donation lane with stacking for four vehicles, as opposed to five required by the Zoning Ordinance, and therefore requiring relief.
- The 24.5 foot wide drive aisle across the front providing access to the parking area on the west side of the site.
- Sixty (60) parking spaces are provided - 55 spaces required
- A bicycle rack is also provided near the northwest corner of the building as required for parking areas with 20 or more parking spaces.

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Planner Williams highlighted the relief required to include:

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- The required rear yard setback in the “B-2” Highway Service District is twenty (20) feet and the proposed building will be setback ten (10) feet from the rear property line.
- Section 156.106(C)(2) of the Zoning Ordinance requires a 10 foot front parking setback. The petitioner

is requesting three (3) feet of relief to allow the parking lot to be setback seven (7) feet from the front lot line.

- Section 156.106(H)(2) Control of Drive-in Stacking Lanes, requires stacking space for a minimum of five (5) vehicles and the petitioner is requesting relief to allow four (4) stacking spaces.

The building facade for the proposed structure is primarily split face concrete masonry units (a/k/a concrete block). Planner Williams stated, while the Village's Commercial Design Guidelines discourages the use of concrete block, the petitioners have stated they believe the proposed building material offers an appropriate architectural transition from the industrial uses to the east and the commercial development along Route 47. Additionally, blue fabric awnings are proposed for the storefront entrance and adjacent windows. Roof-mounted air conditioning units will be screened with a Spinnaker Industries screening systems product.

Planner Williams reviewed the landscape plan proposed for the development which has been designed in accordance with Section 156.151 (10) of the Zoning Ordinance and the Commercial Design Guidelines. Planner Williams stated the foundation landscaping is situated along the west and south sides of the building and perimeter trees along with existing trees, primarily along the Kreutzer Road right-of-way, provide the plantings necessary to meet the Commercial Guidelines requiring one tree for every 25 linear feet of the site's perimeter. Planner Williams stated an irrigation plan has been submitted to support the proposed and existing plant materials.

The Village of Huntley minimum site lighting requirements were reviewed including the average illumination within parking lots shall not be less than 2.0 footcandles and; maximum illumination at the property line not to exceed 0.5 footcandles and light poles shall be no more than 20 feet in height. Planner Williams presented the proposed lighting for the site which includes:

- Decorative style parking lot fixtures (Allegra by SDL Lighting) conforming to the average illumination and height requirements; however, the photometric plan shall be revised to not exceed 0.5 footcandles along the lot lines.
- Wall pack lighting is proposed above ancillary entrances to the building as well as on the east side of the building and adjacent to the loading dock area.
- The donation drop-off area canopy will have a bank of six (6) recessed lighting fixtures.

Proposed signage for the site was reviewed to include the following wall signage:

- A 6'-wide by 8'-tall (48 sq. ft.) Goodwill logo above the entry to the store and,
- Two (2) 23'-4"-wide by 4'-tall (93.3 sq. ft. each) signs, incorporating "Goodwill" and the Goodwill logo - proposed for the front (south) and west sides of the building.
- An 18'-10" by 1'-3", 23.54 sq. ft. "Donation Center" sign is proposed on the Kreutzer Road-facing side of the drop-off area canopy fascia.
- No ground signage is proposed.

Planner Williams pointed out the sign plan requires relief for the three additional signs over the allowed standard of one wall sign per street frontage permissible under the Village Zoning Ordinance.

The Special Use Permit required for a Second Hand Store in the re-zoned "B-2" Highway Service Business District was reviewed including the standards the Plan Commission must consider which are listed under Section 156.068 (C) of the Village's Zoning Ordinance and were included in the petitioners' packet distributed for the meeting this evening.

The project presentation concluded with Planner Williams offering the petitioners' request for a motion of the Plan Commission, to recommend approval of Petition No. 11-1.3, Rental Systems, LLC, Lots 9 and 10 of the Kreutzer Industrial Park (1.48± acres generally located west of Raymond Court and north of Kreutzer Road), (i) a Map Amendment to rezone the Property from "M" Manufacturing to "B-2" Highway Service Business; (ii) Preliminary/Final Plat of Subdivision; (iii) Special Use Permit for a Second Hand Store; (iv) Site Plan Review; and (v) Approval of such relief as may be necessary to allow for development of the Property in accordance with the site plan that has been submitted to, and is on file with, the Village of Huntley, all pursuant to the requirements of the Huntley Zoning Ordinance, including specifically Section 156.204 et seq.

Planner Williams stated that 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 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.
4. No access shall be allowed to the concrete plant from the shared access easement benefitting Lots 101 and 102. Concrete plant traffic shall utilize Raymond Court to enter and exit the plant.
5. The temporary truck maneuvering area proposed on Lot 102 shall be a permanent easement.
6. In accordance with the Section 155.221(A)(5) of the Subdivision Ordinance, the developer shall record the Final Plat of Resubdivision with the Recorder of McHenry County within three (3) months of approval by the Village Board. Failure to record the Plat of Subdivision within three (3) months shall make it null and void.
7. The petitioner shall obtain final approval of the Lighting Plan from the Development Services Department.
8. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
9. No building plans or permits are approved as part of this submittal.
10. No sign permits are approved as part of this submittal.

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

Charles Nordman, Village of Huntley

James Williams, Village of Huntley

Ryan Trottier, Plote Homes, LLC, 1141 E. Main Street, #100, East Dundee, IL 60118

Sam Schmitz, Goodwill Industries, 301 N. Main, Rockford, IL 61103

Craig Gryger, Goodwill Industries, 301 N. Main, Rockford, IL 61103

Ryan Trottier, representing the owner of the property, addressed the Plan Commission and reviewed a history of his firm's ownership of the property including water, sewer and detention infrastructure installation and the redesign of the floodplain area to the northwest of the site permitted under a Letter of Map Amendment. Mr. Trottier reminded the Plan Commission of the conceptual review by the Huntley Village Board in May, 2009 and before their group this past October, 2010.

Mr. Trottier acknowledged the decision regarding truck access to the asphalt plan on the north side of the subject lot via Raymond Court rather than through the shared access easement between the proposed Lots 101 and 102.

Sam Schmitz representing Goodwill Industries of Northern Illinois reviewed a PowerPoint presentation outlining the company's profile and mission.

5 Craig Gryger, a Goodwill Store Operator, continued the PowerPoint presentation outlining the operation plan for Goodwill stores including outside storage and drop boxes being prohibited on these sites. Additionally, Mr. Gryger stated all donations are accepted at the donation lane which has an average drop-off time of 2-1/2 minutes.

10 Commissioner Kibort asked what portion of the facility was served by the door in the center of the south elevation. Mr. Gryger explained the door accessed a mechanical room and Commissioner Kibort asked if there was possibility that an awning could be placed over this door as well.

15 Mr. Trottier stated an awning over the south-facing door could be accommodated.

15 Additionally, Commissioner Kibort suggested faux windows oriented toward the east side of the south building elevation to help break-up the façade. Mr. Trottier agreed to revise the plans accordingly.

15 Chairman Hahn questioned the justification for granting the requested relief from the setback requirements.

20 Mr. Trottier pointed out there was an 18-foot right-of-way dedication in 2008 for Kreutzer Road improvements resulting in the narrowing of the property's depth. Mr. Trottier continued that he believes the thirteen (13') feet (3' from the front parking setback and 10' from the rear building setback) in total setback relief requested when compared with the 18 foot right-of-way dedication is a reasonable trade-off.

25 Chairman Hahn requested the petitioner to confirm that the private driveway easement created for maneuvering a truck into the load dock can accommodate a semi-trailer 53 feet in length.

25 Commissioner Stensing inquired whether the building will be owned by Plote and leased to Goodwill. Mr. Trottier confirmed that this would be the case.

30 Commissioner Chandler asked for additional information about the roof drainage for the facility indicating he preferred if the building utilized interior drains for the building.

35 Commissioner Kibort raised concerns about the proposed roof-top equipment screening system and suggested the petitioner investigate the use of a more aesthetically-pleasing roof-top screening system.

35 A motion of the Plan Commission was made to recommend approval of Petition No. 11-1.3, Rental Systems, LLC, Lots 9 and 10 of the Kreutzer Industrial Park (1.48± acres generally located west of Raymond Court and north of Kreutzer Road), (i) a Map Amendment to rezone the Property from "M" Manufacturing to "B-2" Highway Service Business; (ii) Preliminary/Final Plat of Subdivision; (iii) Special Use Permit for a Second Hand Store; (iv) Site Plan Review; and (v) Approval of such relief as may be necessary to allow for development of the Property in accordance with the site plan that has been submitted to, and is on file with, the Village of Huntley, all 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 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 revisions to be approved by the Village Engineer and Development Services Department.
- 50 3. The Village of Huntley will require adherence to Illinois drainage law and best management practices for stormwater management.
4. No access shall be allowed to the concrete plant from the shared access easement benefitting Lots 101 and 102. Concrete plant traffic shall utilize Raymond Court to enter and exit the plant.
5. The temporary truck maneuvering area proposed on Lot 102 shall be a permanent easement.

- 6. In accordance with the Section 155.221(A)(5) of the Subdivision Ordinance, the developer shall record the Final Plat of Resubdivision with the Recorder of McHenry County within three (3) months of approval by the Village Board. Failure to record the Plat of Subdivision within three (3) months shall make it null and void.
- 7. The petitioner shall obtain final approval of the Lighting Plan from the Development Services Department.
- 8. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
- 9. No building plans or permits are approved as part of this submittal.
- 10. No sign permits are approved as part of this submittal.
- 11. The petitioner shall replace fabric awnings with a more durable material, such as metal.
- 12. The petitioner shall install an awning over the south facing utility doorway.
- 13. The petitioner shall revise the building's south elevation to include faux windows at the east end.
- 14. The petitioner shall investigate an improved design for the roof-top equipment screening system.
- 15. The petitioner shall confirm that the private driveway easement created for maneuvering a truck into the load dock can accommodate a semi-trailer 53 feet in length.

MOVED: Commissioner Kibort
SECONDED: Commissioner Chandler
AYES: Commissioners: Hornig, Stensing, Chandler, Kibort, and Chairman Hahn
NAYS: None
ABSTAIN: None
MOTION CARRIES: 5:0:0

5. Discussion

Senior Assistant Armour apprised the Plan Commission of the Certificate of Need public hearing for the proposed Centegra Hospital facility in Huntley has been scheduled for Wednesday, February 16, 2011 at 10 a.m. in the Huntley Village Hall Board Room.

6. Adjournment

At 8:40 pm, a MOTION was made to adjourn the January 24, 2011 Plan Commission meeting.

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

Respectfully submitted,
James Williams
 Planner
 Village of Huntley