

VILLAGE OF HUNTLEY
PLAN COMMISSION MEETING
Monday, March 9, 2015
MINUTES

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CALL TO ORDER

Chairman Tom Kibort called to order the Village of Huntley Plan Commission meeting for March 9, 2015 at 6:30 pm in the Municipal Complex Village Board Room at 10987 Main Street, Huntley, Illinois 60142. The room is handicap accessible.

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PLEDGE OF ALLEGIANCE

Chairman Tom Kibort led the Pledge of Allegiance.

ROLL CALL

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PLAN

COMMISSIONERS: Commissioners Tim Hoeft, Ron Hahn, Lori Nichols, Terra DeBaltz, Vice Chair Dawn Ellison and Chairman Tom Kibort

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COMMISSIONERS

ABSENT: Commissioner Robert Chandler

ALSO PRESENT: Director of Development Services Charles Nordman and Planner James Williams

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4. Public Comments There were no public comments.

5. Approval of Minutes

A. Approval of the February 9, 2015 Plan Commission Meeting Minutes

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A MOTION was made to approve the February 9, 2015 Plan Commission Meeting Minutes as written.

MOVED: Commissioner Nichols

SECONDED: Commissioner DeBaltz

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AYES: Commissioners Hahn, Nichols, and DeBaltz and Vice Chair Ellison

NAYS: None

ABSTAIN: Commissioner Hoeft and Chairman Kibort

MOTION CARRIED 4:0:2

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B. Approval of the February 23, 2015 Plan Commission Meeting Minutes

A MOTION was made to approve the February 23, 2015 Plan Commission Meeting Minutes as written.

MOVED: Commissioner Hoeft

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SECONDED: Commissioner DeBaltz

AYES: Commissioners Hoeft, Nichols, and DeBaltz and Chairman Kibort

NAYS: None

ABSTAIN: Commissioner Hahn and Vice Chair Ellison

MOTION CARRIED 4:0:2

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6. Petitions(s)

A. Petition No. 15-3.1, Chris Loiseau, as contract purchaser and Ann Deneke, as Owner, 3.78± Acres on Kiley Drive - Conceptual Review of a Proposed Site Plan and Elevations for a Self-Storage Facility.

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Director Nordman reviewed a PowerPoint presentation outlining the request from the petitioner, Chris Loiseau, contract purchaser, 5980 Lucerne Lane, Lake in the Hills, IL 60156 for conceptual review of a proposed site plan and building elevations for a Self-Storage Facility on 3.78± Acres on Kiley Drive west of the Ruth Road/Kiley Drive intersection.

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Summary

Director Nordman stated that Mr. Chris Loiseau, contract purchaser, is proposing development of the 3.78 acres on Kiley Drive with a self-storage facility. The proposed site plan consists of eight buildings comprising 61,625 square feet of storage and a 960 square foot office. The single-story buildings would include both cold storage and climate controlled units. Director Nordman noted that no outdoor storage is proposed as part of the site plan. Director Nordman reviewed the renderings presented with the conceptual plan noting that they include brick and stone on the wall elevations facing the exterior of the site with green standing seam metal roofs and a black aluminum fence surrounding the facility.

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Staff Analysis

Director Nordman noted that the northern half of the proposed self-storage site was previously included as part of a development application submitted by Kids R Kids Childcare Center in 2009. While the Kids R Kids application was eventually withdrawn the rezoning of the approximately four acre tract immediately south of the Huntley Professional Center was rezoned from M Manufacturing to O-1 (PUD) General Office District – Planned Unit Development. The petitioner is now proposing to rezone the westernmost two (2) acres of the four (4) acres immediately south of the Huntley Professional Center back to M Manufacturing thus allowing him to request a special use permit for a self-storage facility.

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Director Nordman stated that in order to develop the site with a self-storage facility, the following review and approvals are required from the Plan Commission and Village Board:

1. Map Amendment to rezone the northern half of the site (approximately 1.9 acres) from O-1 (PUD) General Office District – Planned Unit Development to M Manufacturing
2. Special Use Permit for a Self-Storage Facility in the M Manufacturing district
3. Final Plat of Subdivision
4. Site Plan Review

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Special Use Standards

The Zoning Ordinance provides additional special standards for certain special uses, including self-storage facilities. A permit for a self-storage facility shall not be recommended or granted unless the applicant shall establish compliance with the special standards. Director Nordman reminded the Plan Commission members that the special standards specific to self-storage were provided as an exhibit to the petitioner's summary report. As the site plan is currently proposed, Director Nordman noted, the petitioner requires relief from the special standards to allow a building-to-building separation of 28 feet, rather than the 30 feet required by the special standards.

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In addition to the above referenced special standards, the following standards shall be considered with all petitions for a special use:

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(a) *Code and Plan Purposes.* The proposed use and development will be in harmony with the general and specific purposes for which this Code was enacted and for which the regulations of the district in question were established and with the general purpose and intent of the Official Comprehensive Plan.

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(b) *No Undue Adverse Impact.* The proposed use, drainage and development will not have a substantial or undue adverse effect upon adjacent property, the character of the area or the public health, safety and general welfare.

(c) *No Undue Interference with Surrounding Development.* The proposed use and development will be

constructed, arranged and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable district regulations.

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

10 (e) *No Undue Traffic Congestion.* The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential street.

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

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

Village Board Conceptual Review

20 Director Nordman noted that the Village Board reviewed the conceptual plan on March 5, 2015, and referred it to the Plan Commission to begin the formal development review and approval process.

Requested Action

25 Director Nordman stated that the petitioner is requesting that the Plan Commission review the proposed development to obtain feedback regarding the possibility of developing the plan as proposed and that this review is conceptual and does not bind the Plan Commission or the Village in any additional review processes.

Chris Loiseau, petitioner and contract purchaser of the subject property, addressed the Plan Commission and stated that he welcomed any comments that they had regarding his proposed project.

30 Chairman Kibort noted that there is a meeting attendee wanting to comment on the proposed petition and asked that individual to step forward.

35 Gerry Bernat, owner of Huntley Self Storage in the Bernat Industrial Subdivision, addressed the Plan Commission and recalled when the Special Use Permit for his self-storage facility was reviewed consideration had been given to whether there was a “need” for self-storage in the community. Mr. Bernat continued, noting that he is currently working to expand his facility, and that it is his contention that the local market for self-storage does not warrant the project under consideration this evening.

40 Commissioner Hoelt noted that he is concerned that the easternmost access drive was not properly lined-up with the facility’s entry gate.

Mr. Loiseau responded that the site design considered circulation and entry of vehicles with and without trailers leading to why the easternmost access drive was designed in this manner.

45 In regard to Mr. Bernat’s comments about the demand for self-storage in the community, Mr. Loiseau stated that he has performed extensive market analysis of the surrounding community and believes that the self-storage facility proposed will draw from a customers within a five-mile radius that currently includes two self-storage facilities – Huntley Self Storage and the other in Lake-in-the-Hills. Furthermore, Mr. Loiseau contends the proposed self-storage facility will provide climate-controlled units and 10’ x 20’ units that are currently underserved by this immediate area’s self-storage marketplace.

50 Vice Chair Ellison noted that she is not in favor of the requested relief of two feet to accommodate the narrower drive aisles and while she believes the climate-controlled units are needed she is not sure that this is the ideal location for this type of business.

Chairman Kibort stated that he was also concerned that the location for the proposed self-storage facility may not be ideal given its proximity to the library and residential developments. Chairman Kibort noted that the subject property would be a good location for sports-related retail or office uses and asked the petitioner if he considered other locations for the self-storage facility within the community.

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Mr. Loiseau noted that half of the proposed site is zoned “M” Manufacturing which does accommodate self-storage with a Special Use Permit. Furthermore, Mr. Loiseau pointed out that following the implementation of his plan for the development of the subject property, the remaining “M” manufacturing-zoned parcel at the corner of Ruth Road and Kiley Drive could be re-zoned to office and then accommodate those land uses mentioned by Chairman Kibort.

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Vice Chair Ellison asked about taxes generated by the proposed self-storage facility.

Mr. Loiseau noted that there are property taxes but no sales taxes applicable to the rental fees.

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Commissioner Nichols confirmed with the petitioner that access to the facility would not be twenty-four hours and limited to 5 a.m. to 11 p.m. and wanted specifics regarding the proposed site lighting.

Mr. Loiseau acknowledged accessibility to the facility was limited to the hours specified and noted that his formal site plan submittal will include specifics regarding the site’s lighting that will be aimed at minimizing light pollution as much as possible.

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Commissioner DeBaltz stated that while she is comfortable with the location for the proposed self-storage facility she will be interested to hear from the adjacent property owners regarding their perspective of the proposed development.

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Commissioner Hoeft noted that he owns property on Timer Drive East and the building elevations of the proposed facility from that perspective look nice.

Mr. Bernat reminded the Plan Commission that the special use permit standards and standards specific to Self-Storage facilities dictate a high standard of excellence for the design of this type of development.

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7. Discussion

Director Nordman reminded the Plan Commission members that the next scheduled meeting is Monday, March 23, 2015, however, at this time, there are no petitions scheduled for consideration that evening.

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8. Adjournment

At 7:09 pm, a MOTION was made to adjourn the March 9, 2015 Plan Commission meeting.

MOVED: Commissioner DeBaltz
SECONDED: Commissioner Hoeft
AYES: Commissioners Hoeft, Hahn, Nichols, DeBaltz, Vice Chair Ellison and Chairman Kibort
NAYS: None
ABSTAIN: None
MOTION CARRIED 6:0:0

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Respectfully submitted,
James Williams
Planner
Village of Huntley

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