

**VILLAGE OF HUNTLEY
PLAN COMMISSION
July 13, 2015
6:30 PM
AGENDA**



1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Public Comments
5. Approval of Minutes
 - A. Approval of the April 13, 2015 Plan Commission Meeting Minutes
6. Public Hearing(s)
 - A. Petition No. 15-7.1, Starfish Prop LLC, 11510 Main Street - Public Hearing to consider a request for a Zoning Map Amendment for 11510 Main Street from "O-1 PUD" Office – Planned Unit Development to "B-4" Adaptive Reuse Business District in accordance with the application submitted to, and which 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.
7. Discussion
8. Adjournment

MEETING LOCATION
Village Board Room
10987 Main Street
Huntley, IL 60142

The Village of Huntley is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding accessibility of the meeting or the facilities, please contact David Johnson, Village Manager at (847) 515-5200. The Village Board Room is handicap accessible.

VILLAGE OF HUNTLEY
PLAN COMMISSION MEETING
Monday, April 13, 2015
MINUTES

DRAFT

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CALL TO ORDER

Chairman Tom Kibort called to order the Village of Huntley Plan Commission meeting for April 13, 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

15

PLAN

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

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COMMISSIONERS

ABSENT: None

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

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

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

MOVED: Commissioner Hahn

SECONDED: Commissioner Nichols

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AYES: Commissioners Hoeft, Hahn, Nichols, and DeBaltz, Vice Chair Ellison and Chairman Kibort

NAYS: None

ABSTAIN: Commissioner Chandler

MOTION CARRIED 6:0:1

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6. Public Hearing(s)

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A. Petition No. 15-4.1, Dana Cohen, LCC Law (Agent on behalf of Sprint) as Petitioner and Village of Huntley, as Owner, 13550 Route 47 – Requesting a Special Use Permit to allow a Wireless Telecommunication Service Facility upon Village of Huntley Water Tower #2, pursuant to the requirements of Section 156.068 and 156.206 of the Village of Huntley Zoning Ordinance.

Director Nordman reviewed a PowerPoint presentation outlining the request from the petitioner, Dana Cohen, LCC Law, Agent on behalf of Sprint, 10700 Higgins Road, Suite 240, Rosemont, IL 60018, and owner, the Village of Huntley, for a Special Use Permit to allow a Wireless Telecommunication Service Facility upon Village of Huntley Water Tower #2.

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Summary

Director Nordman note that the petitioner is requesting approval of a Special Use Permit to allow the installation

of cellular antennas for Sprint atop Village of Huntley Water Tower #2 and the construction of an equipment shelter at the base of the tower. The Village of Huntley Zoning Ordinance specifically requires a Special Use Permit for this type of use under Section 156.068.

5 Director Nordman recounted that the Plan Commission previously reviewed and recommended approval of a request for a Special Use Permit by US Cellular to install antennas atop Water Tower #2 in August 2006. The Village Board subsequently approved the Special Use Permit on September 7, 2006. The request by US Cellular included the installation of a stackable pod/monopole that extended approximately 20 feet above the water tower and construction of an equipment shelter at the base of the tower. At the end of 2014 US Cellular
10 chose to terminate their lease and their equipment, including the stackable pod/monopole and equipment shelter, has been removed from the site.

The current request by the petitioner, Director Nordman pointed out, will allow Sprint to install antennas atop Water Tower #2 and place an 11'-3" by 19'-4" equipment shelter at the base of the tower. Unlike the previous
15 US Cellular antennas, the Sprint antennas will be mounted on the existing corral located at the top of the tower. This is similar to antenna installations on the Village's other water towers.

Standards for Special Use Permits

Director Nordman noted that when reviewing a Special Use Permit, the Plan Commission must consider the
20 following standards identified in Section 156.068(E) of the Zoning Ordinance and that no Special Use Permit shall be recommended or granted pursuant to Section 156.068(E) unless the applicant establishes the following:

- (a) General Standards. No special use permit shall be recommended or granted pursuant to this Section unless the applicant shall establish that:
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- (b) 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.
- (c) 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.
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- (d) 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.
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- (e) 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.
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- (f) No Undue Traffic Congestion. The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential street.
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- (g) 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.
- (h) 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.
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Director Nordman noted that the Plan Commission's Staff Report outlining the petitioner's request included their responses to each of the Special Standards for Specified Special Uses applicable to Public and Private Utilities and Services.

5 *Requested Action*

Director Nordman stated that the petitioner requests a motion of the Plan Commission, to recommend approval of a Special Use Permit to allow a Wireless Telecommunication Service Facility upon Village of Huntley Water Tower #2 (13550 Route 47), pursuant to the requirements of Section 156.068 and 156.206 of the Village of Huntley Zoning Ordinance.

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Staff recommends the following conditions be applied should the Plan Commission forward a positive recommendation to the Village Board:

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1. The petitioner must abide by the terms of the lease agreement to be established between SprintCom, Inc. and the Village of Huntley.
2. Any future additions, deletions or alterations to the nature of the use accommodated by the approved Special Use Permit and/or the executed lease agreement governing use of the subject site by SprintCom, Inc. will require an amendment to the Special Use Permit.
3. The petitioner shall obtain final approval of the construction plans from Village of Huntley Public Works Department.
4. No building plans or permits are approved as part of this submittal.

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A MOTION was made to open the public hearing to consider Petition No. 15-4.1.

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MOVED: Commissioner Nichols
SECONDED: Commissioner Hoeft
AYES: Commissioners Hoeft, Hahn, DeBaltz, Nichols and Chandler, Vice Chair Ellison and Chairman Kibort
NAYS: None
ABSTAIN: None
MOTION CARRIED 7:0:0

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

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Charles Nordman, Village of Huntley
Dana Cohen, LCC Law, Agent on behalf of Sprint, 10700 Higgins Road, Suite 240, Rosemont, IL 60018

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Chairman Kibort asked if the petitioner had any information that they would like to provide regarding the subject request.

Dana Cohen with LLC Law, addressed the Plan Commission and provided a brief outline of their request and stated that she would be happy to answer any questions the Plan Commission had regarding the project.

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Chairman Kibort inquired about the height of the water tower, the height of Sprint's proposed installation on the top of the structure, specifics regarding the proposed equipment shelter at the water tower base and correction wiring.

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Ms. Cohen pointed out that the height of the water tower is 143 feet and that Sprint will install antennas on the existing corral at the top of the water tower at a height of approximately 146 feet. In regard the equipment shelter at the water tower base, Ms. Cohen noted that the shelter will be similar to what was there previously and that all wiring connections will be inside the water tower and connect underground to the equipment shelter.

Chairman Kibort encouraged the petitioner to work closely with the Village's Public Works Department and Director Nordman pointed out that the Village's Public Works Director had a number of conditions to allow Sprint's proposed installation on Water Tower #2.

5 Chairman Kibort asked if there were any members of the public opposed or in favor of the petitioner's request in attendance to step forward.

There were no members of the public in attendance wishing to speak regarding the petitioner's request.

10 Commissioner Hoeft stated that he had no concerns regarding Sprint's request particular given that it is so similar to what U.S. Cellular had previously installed.

Commissioners Hahn, DeBaltz and Nichols and Vice Chair Ellison had no issues regarding the petitioner's request.

15 Commissioner Chandler asked if U.S. Cellular equipment shelter had to be removed when their installation was removed from the site and Director Nordman confirmed that removal of the equipment shelter was a required when U.S. Cellular left.

20 **A MOTION was made to close the public hearing to consider Petition No. 15-4.1.**

MOVED: Commissioner Chandler
SECONDED: Commissioner DeBaltz
AYES: Commissioners Hoeft, Hahn, DeBaltz, Nichols and Chandler, Vice Chair Ellison
25 **and Chairman Kibort**
NAYS: None
ABSTAIN: None
MOTION CARRIED 7:0:0

30 **A MOTION was made to recommend approval of Petition No. 15-4.1, Dana Cohen, LCC Law (Agent on behalf of Sprint) as Petitioner and Village of Huntley, as Owner, 13550 Route 47 – Requesting a Special Use Permit to allow a Wireless Telecommunication Service Facility upon Village of Huntley Water Tower #2, pursuant to the requirements of Section 156.068 and 156.206 of the Village of Huntley Zoning Ordinance subject to the following conditions:**

- 35
1. **The petitioner must abide by the terms of the lease agreement to be established between SpintCom, Inc. and the Village of Huntley.**
 2. **Any future additions, deletions or alterations to the nature of the use accommodated by the approved Special Use Permit and/or the executed lease agreement governing use of the subject site by SprintCom, Inc. will require an amendment to the Special Use Permit.**
 - 40 3. **The petitioner shall obtain final approval of the construction plans from Village of Huntley Public Works Department.**
 4. **No building plans or permits are approved as part of this submittal.**

45 **MOVED: Commissioner Hahn**
SECONDED: Commissioner Nichols
AYES: Commissioners Hoeft, Hahn, DeBaltz, Nichols and Chandler, Vice Chair Ellison
and Chairman Kibort
NAYS: None
50 **ABSTAIN: None**
MOTION CARRIED 7:0:0

B. Petition No. 15-4.2, Tony Remke, AJ Vine Street LLC, as Owner, and Huntley Auto Repair, Inc., as Petitioner, 10369 Vine Street - Requesting a Special Use Permit to allow a Minor Automotive Repair facility within the "B-3" Shopping Center Business District zoned property, pursuant to the requirements of Section 156.068 and 156.206 of the Village of Huntley Zoning Ordinance.

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Planner Williams reviewed a PowerPoint presentation outlining the request from the owner, Tony Remke, AJ Vine Street LLC, 802 Ridge Road, Marengo, IL 60152 and petitioners, Mark Wirsing/Mike Ziemer, dba Huntley Auto Repair, 10369 Vine Street, Huntley, IL 60142, requesting a Special Use Permit for a Minor Automotive Repair facility for the existing 3,420 square foot automotive garage and office facility at 10369 Vine Street.

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Introduction

Planner Williams stated that the petitioners are requesting a Special Use Permit for minor automotive repair within the subject lot to accommodate a proposed automotive repair business. The existing building which includes a small second story apartment, was constructed on the site prior to the annexation of the A. W. Garlieb's Subdivision in November of 1995 which included the subject property and several other lots along the west side of Vine Street. An auto repair shop has operated at the location since the early 1980s up until last year.

15

Planner Williams noted that the property is zoned "B-3" Shopping Center Business which requires a Special Use Permit for minor automotive repair. The property was an automotive repair facility prior to annexation; therefore, a Special Use Permit had not been approved for the use in the past.

20

Planner Williams recounted that the earlier this year the petitioners contacted the property owner about leasing the facility for automotive repair and the property owners contacted the Village's Development Services Department regarding the steps required to reestablish the minor automotive repair use on the site. Staff advised the property owner that in addition to the Certificate of Occupancy requirements, a Special Use Permit for minor automotive repair is also required to reestablish the use within the existing building.

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Staff Analysis

Planner Williams pointed out that the proposed minor automotive service and repair facility will operate Monday through Friday between 7:30 a.m. and 7:00 p.m. and Saturday between 8:00 a.m. and 3:00 p.m. and offer the following services that are customary under the requirements for minor automotive repair:

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- Factory Recommended Service/Maintenance
- A/C Service
- Brake Service
- Exhaust Systems
- Factory Scheduled Maintenance
- Oil Changes
- Tire Repair and Replacement
- 30/60/90K Mileage Maintenance
- Battery Service and Replacement
- Emission Repairs
- Extended Warranty Service
- Headlight & Bulb Replacement
- Suspension Work
- Transmission Service

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Parking

Planner Williams reviewed the parking for the site including that the approximately 3,420 square foot automotive garage and office requires fourteen (14) parking spaces (the second story apartment requires two (2) parking stalls) and the existing site has twenty-one (21) parking stalls including the requisite single accessible parking space. The petitioners are not proposing any changes to the property that would change the layout of the site.

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Special Use Permit

Planner Williams noted that when reviewing a Special Use Permit, the Plan Commission must consider the following standards identified in Section 156.068(E) of the Zoning Ordinance and that no Special Use Permit shall be recommended or granted pursuant to Section 156.068(E) unless the applicant establishes the following:

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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.
- 5 (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.
- 10 (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.
- 15 (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.
- 20 (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.
- 25 (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.

Action Requested

Planner Williams stated that the petitioners request a motion of the Plan Commission, to recommend approval of Tony Remke, AJ Vine Street LLC, as Owner, and Huntley Auto Repair, Inc., as Petitioner, 10369 Vine Street, for a Special Use Permit to allow a Minor Automotive Repair facility within the “B-3” Shopping Center Business District zoned property, pursuant to the requirements of Section 156.068 and 156.206 of the Village of Huntley Zoning Ordinance.

Staff recommends the following conditions be applied should the Plan Commission forward a positive recommendation to the Village Board:

1. All repair work must be performed inside the structure.
2. Vehicles shall not be stored outside for longer than 24 hours.
3. No building plans or permits are approved as part of this submittal.
4. No sign plans or permits are approved as part of this submittal.

A MOTION was made to open the public hearing to consider Petition No. 15-4.2.

MOVED: Commissioner Chandler
SECONDED: Commissioner Nichols
 45 **AYES: Commissioners Hoefft, Hahn, DeBaltz, Nichols and Chandler, Vice Chair Ellison and Chairman Kibort**
NAYS: None
ABSTAIN: None
MOTION CARRIED 7:0:0

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

5 James Williams, Village of Huntley
Tony Remke, AJ Vine Street LLC, 802 Ridge Road, Marengo, IL 60152

Chairman Kibort asked if the petitioner had any information that they would like to provide regarding the subject request.

10

Mr. Remke addressed the Plan Commission noted that he had nothing to add to Staff's presentation of his request and offered to answer any questions the Plan Commission members had in regard to his proposal.

15

Commissioner Hoeft noted that he had no specific comments regarding the request given that the site has historically been used for minor automotive repair.

Commissioners Hahn and Ellison similarly had no concerns regarding the proposed request.

20

Chairman Kibort pointed out the importance of adhering to the conditions of approval that no repair work shall occur outside the auto repair facility and that the storage of vehicles outside the structure be limited to no more than 24 hours.

Mr. Remke noted that he concurs with the importance of compliance with these requirements.

25

Commissioner DeBaltz, Nichols and Chandler had no questions or objections to the petitioners' request.

There were no members of the audience wishing to comment regarding the petitioners' request.

A MOTION was made to close the public hearing to consider Petition No. 15-4.2.

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MOVED: Commissioner Hoeft
SECONDED: Commissioner Chandler
AYES: Commissioners Hoeft, Hahn, DeBaltz, Nichols and Chandler, Vice Chair Ellison and Chairman Kibort
NAYS: None
ABSTAIN: None
MOTION CARRIED 7:0:0

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A MOTION was made to recommend approval of Petition No. 15-4.2, Tony Remke, AJ Vine Street LLC, as Owner, and Huntley Auto Repair, Inc., as Petitioner, 10369 Vine Street, for a Special Use Permit to allow a Minor Automotive Repair facility within the "B-3" Shopping Center Business District zoned property, pursuant to the requirements of Section 156.068 and 156.206 of the Village of Huntley Zoning Ordinance subject to the following conditions:

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- 1. All repair work must be performed inside the structure.**
- 2. Vehicles shall not be stored outside for longer than 24 hours.**
- 3. No building plans or permits are approved as part of this submittal.**
- 4. No sign plans or permits are approved as part of this submittal.**

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MOVED: Commissioner Hoeft
SECONDED: Commissioner Chandler
AYES: Commissioners Hoeft, Hahn, DeBaltz, Nichols and Chandler, Vice Chair Ellison and Chairman Kibort

NAYS: None
ABSTAIN: None
MOTION CARRIED 7:0:0

5 7. Discussion

Director Nordman reminded the Plan Commission members that the next scheduled meeting is Monday, April 27, 2015, however, at this time, there are no petitions scheduled for consideration that evening.

10 8. Adjournment

At 7:00 pm, a MOTION was made to adjourn the April 13, 2015 Plan Commission meeting.

15 **MOVED:** Vice Chair Ellison
SECONDED: Commissioner Nichols
AYES: Commissioners Hoeft, Hahn, DeBaltz, Nichols, and Chandler, Vice Chair Ellison
and Chairman Kibort
NAYS: None
ABSTAIN: None
20 **MOTION CARRIED 7:0:0**

Respectfully submitted,

James Williams

Planner

25 Village of Huntley

Subject to approval at the next meeting.

Village of Huntley
REQUEST FOR PLAN COMMISSION ACTION

MEETING DATE: July 13, 2015

SUBJECT: Petition No. 15-7.1, Starfish Prop LLC, Public Hearing to consider a request for a Zoning Map Amendment for 11510 Main Street from “O-1 PUD” Office – Planned Unit Development to “B-4” Adaptive Reuse Business District including any necessary relief in accordance with the application submitted to, and which 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.

BACKGROUND INFORMATION

Petitioners: Starfish Prop, LLC
 415 Prairieview Pkwy
 Hampshire, IL 60140

Subject Location: 11510 Main Street, PIN: 18-28-453-004, located at the northeast corner of Main and Myrtle Streets

Request: Zoning Map Amendment of the subject property from “O-1 PUD” Office – Planned Unit Development to “B-4” Adaptive Reuse Business District.

Zoning, Land Use and Comprehensive Plan:

LOCATION	ZONING	CURRENT USE	COMPREHENSIVE PLAN
Property in Question	“O-1” Office	Vacated Office	Adaptive Reuse
North	“R-2” Single Family Residence District	Single Family Residence	Single Family (8,400 +)
South	“R-2” Single Family Residence District	Single Family Residence	Adaptive Reuse
East	“R-2” Single Family Residence District	Single Family Residence	Adaptive Reuse
West	“R-2” Single Family Residence District	Residential	Adaptive Reuse

DEVELOPMENT SUMMARY

The subject property was previously approved for a Zoning Map Amendment from “R-2” Single Family Residential District to “O-1 PUD” Office – Planned Unit Development in November 2003. In addition to the re-zoning, a Special Use for the Planned Unit Development was approved for the property as well as relief from the applicable “O-1” Office District Lot, Area and Bulk Regulations that the existing residential structure did not meet. Site Plan Review was also conducted to accommodate the parking area and landscape plan for the parcel. In December 2010, the property was approved for inclusion within the Huntley Historic District.

The petitioners purchased the subject property in June 2014 with the intent of leasing the property to a business similar to one originally occupying the site following the 2003 rezoning, however, the petitioners have failed to find an interested business tenant. Therefore, the petitioners would like the

ability to rent the existing single-family home as a private residence, which is not an allowed use under the “O-1-PUD” zoning district. A single family residence is a permitted use in the “B-4” Adaptive Reuse Business District.

STAFF ANALYSIS

The “B-4” Adaptive Reuse Business District allows the following Permitted and Special Uses subject to site plan review for any proposed improvements to the site:

Permitted Uses:

- | | |
|---|---|
| Advertising agency | Leather goods |
| Antique sales | Music, instrument & record store |
| Art gallery-art studio sales | Park |
| Art supply store | Photography |
| Attorney’s office | Picture frame shop |
| Barber shop / beauty shop; ≤ three chairs or stations | Public accountant |
| Bicycle shop | Shoe and hat repair |
| Bookkeeping service | Single Family Dwelling |
| Book store | Stationery store |
| Camera shop | Tailor |
| Craft shop | Ticket office |
| Clothes pressing and repair | Tot lot |
| Detective agency | Toy store |
| Dressmaker, seamstress | Travel agency |
| Engineering office | Watch, clock – sales & repair |
| Florist Sales | <u>Special Uses (requires public hearing):</u> |
| Gift shop | Church or other place of worship |
| Health food & vitamin store | Day care |
| Hearing aid store | Day care nursery school |
| Hobby shop | Ice cream shop |
| Income tax service | Medical, dental, and optometry offices/clinics |
| Insurance office/agency | Real estate office |
| Interior decorating studio | Restaurant |
| Jewelry retail | Tourist home |

RELIEF REQUIRED

The relief required from the Lot, Area and Bulk Regulations under the proposed “B-4” Adaptive Reuse Business District is less than the relief approved for the site under the current “O-1 (PUD)” Office – Planned Unit Development zoning classification.

The proposed map amendment to “B-4” Adaptive Reuse Business District necessitates the following relief for the property’s existing structure:

- A Minimum Lot Width of seventy (70’) feet is required within the “B-4” Adaptive Reuse Business District and eighty (80’) feet within the Office District. The width of the subject lot is sixty-six (66’) feet, thereby requiring relief of four (4’) feet.
- The Minimum Corner Side Setback in the “B-4” District is thirty (30’) feet and Minimum Side Setback is seven (7’) feet (20 feet / 10 feet, respectively, in the “O-1” District). The corner side and minimum side setbacks for the subject lot are 28.83 feet and 3.83 feet, respectively, thereby requiring relief of 1.17 feet and 3.17 feet.

- The Minimum Parking Lot Setback is ten (10') feet for both the "B-4" and "O-1" Districts. The existing parking area is setback approximately three (3') from the rear and interior side property lines.

The 8,712 square foot subject property exceeds the 8,400 square foot Minimum Lot Size in the "B-4" Adaptive Reuse District while requiring relief from the "O-1" Office District 20,000 square foot Minimum Lot Size.

MAP AMENDMENT

As part of an application for a Map Amendment a petitioner must provide a statement of the need and justification for the proposed Zoning Map amendment which addresses the below factors:

- (a) The existing uses and zoning classifications of properties in the vicinity of the subject property.
- (b) The trend of development in the vicinity of the subject property, including changes, if any, in such trend since the subject property was placed in its present plan designation or zoning classification.
- (c) The extent to which the value of the subject property is diminished by the existing plan designation or zoning classification applicable to it.
- (d) The extent to which such diminution in value is offset by an increase in the public health, safety and welfare.
- (e) The extent, if any, to which the use and enjoyment of adjacent properties would be affected by the proposed amendment.
- (f) The extent, if any, to which the value of adjacent properties would be affected by the proposed amendment.
- (g) The extent, if any, to which the future orderly development of adjacent properties would be affected by the proposed amendment.
- (h) The suitability of the subject property for uses permitted or permissible under its present plan designation and zoning classification.
- (i) The availability of adequate ingress to and egress from the subject property and the extent to which traffic conditions in the immediately vicinity of the subject property would be affected by the proposed amendment.
- (j) The availability of adequate utilities and essential public services to the subject property to accommodate the uses permitted or permissible under its present plan designation and zoning classification.
- (k) The length of time, if any, that the subject property has been vacant, considered in the context of the pace of development in the vicinity of the subject property.
- (l) The community need for the proposed map amendment and for the uses and development it would allow.

REQUESTED ACTION

The petitioners request a motion of the Plan Commission, to recommend approval of Petition No. 15-7.1, for a Zoning Map Amendment for 11510 Main Street from "O-1 PUD" Office – Planned Unit Development to "B-4" Adaptive Reuse Business District including any necessary relief in

accordance with the application submitted to, and which 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.

Staff recommends the following conditions be applied should the Plan Commission forward a positive recommendation to the Village Board:

1. The rear parking area is for the exclusive use of the property's tenant and the storage and/or repair of automotive vehicles, trucks, recreational vehicles, watercraft or storage of any other equipment and bulk materials is prohibited.

EXHIBITS

- Zoning Map Amendment Letter, dated 06/23/15
- Plat of Survey - 11510 Main Street, dated 05/30/14

STARFISH PROPERTIES, LLC

(630)430-4680
(630)439-4800
starfishpropertiesllc@gmail.com

415 Prairieview Pkwy
P.O. BOX 882
Hampshire, IL 60140



June 23, 2015

Village of Huntley
Development Services Department
10987 Main Street
Huntley, IL 60142

To Whom It May Concern;

Our purpose for rezoning this property is to increase our pool of possible tenants. At this time we have had the property available for rent for over a year without any luck renting it. We have dropped the rental rate down to \$10 per square foot which is well below the rental per square footage in the area, and yet we have received only 11 viewings over the 12 months. Since the building was originally a house, and we own several rental homes in the area, we believe converting it back to a home will increase our prospects of getting tenants.

We plan on investing some additional monies in order to add a shower to the bathroom and convert the kitchen into a fully useable kitchen. Additionally, we will have to do some additional electrical work as some of the conduit is currently run on the outside of the wall. We have painted the unit, and are prepared to replace all the carpets upon finding a new tenant. Additionally, we are planning on modifying the existing rear deck, but again would like to get input from a new tenant as to the usage they would like.

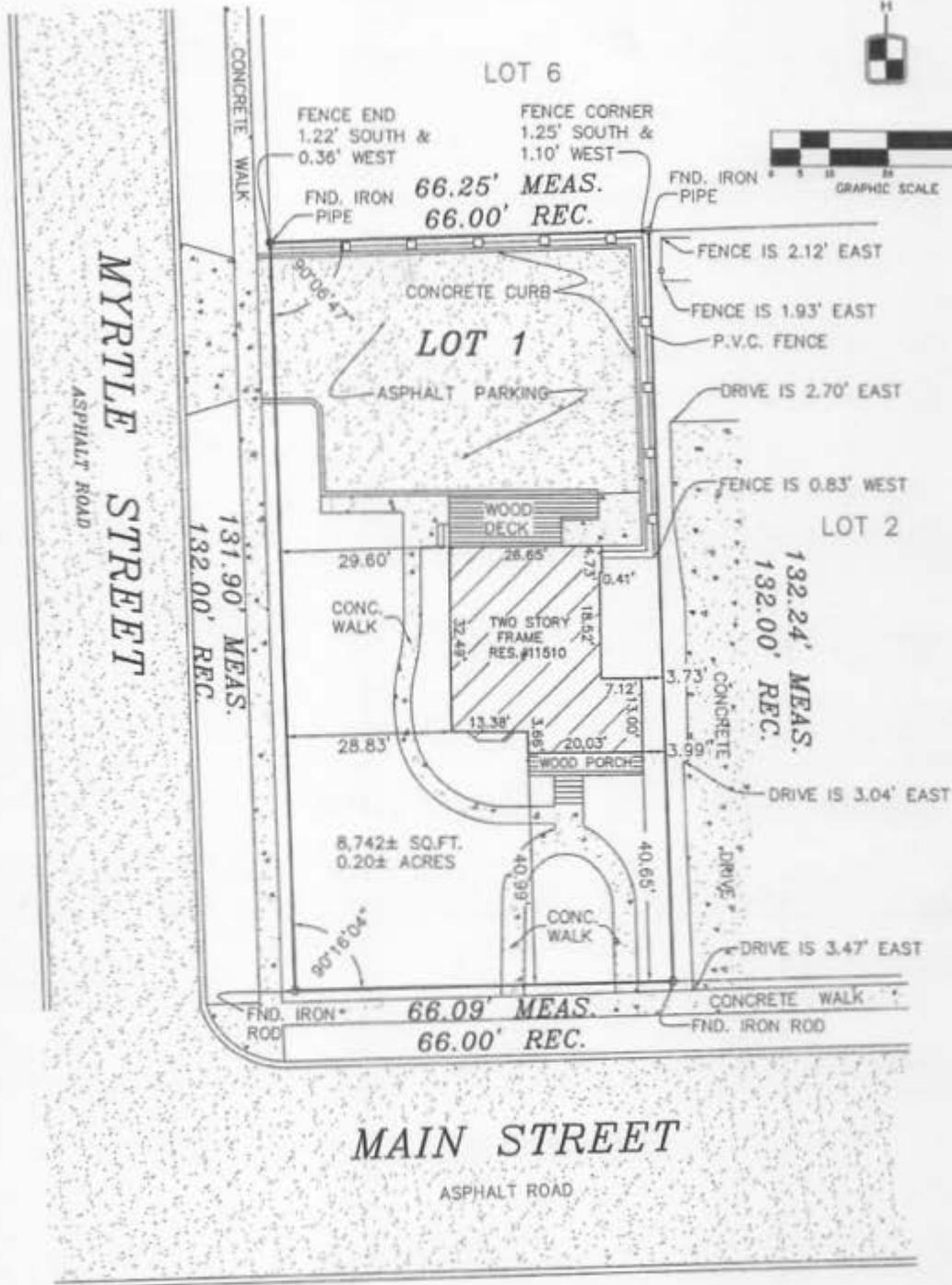
All of the work that we do is professional and we will of course follow all the local codes.

Sincerely,

Marie Krajecki
Managing Member
Starfish Properties LLC

PLAT OF SURVEY

LOT 1 IN BLOCK 2 IN ADRIAN'S ADDITION TO THE VILLAGE OF HUNTLEY, SAID ADDITION BEING LOCATED IN AND BEING A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 43 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 19, 1905, IN BOOK 2 OF PLATS, PAGE 70, AS DOCUMENT NO. 2632, IN MCHENRY COUNTY, ILLINOIS.



CLIENT: STEVE ENGLISH (KRAJECKI)

PROPERTY ADDRESS: 11510 EAST MAIN STREET, HUNTLEY, ILLINOIS 60142

PROPERTY LINES, INC.

1601 ANTHONY LANE
LAKEMOOR, ILLINOIS 60051

A PROFESSIONAL LAND SURVEYING
AND MAPPING COMPANY

Design Firm Lic# 184-004381

PHONE (815)-578-9646

FAX (815)-578-9647

ORDER NO. 14-00103

COMPARE ALL POINTS AND REPORT ANY
DIFFERENCE AT ONCE.

BUILDING LINES AND EASEMENTS ARE SHOWN
ONLY WHERE THEY ARE SO RECORDED IN THE
MAPS. REFER TO YOUR DEED, ABSTRACT,
TITLE POLICY OR BUILDING COMMISSIONER.

DIMENSIONS ARE SHOWN IN FEET AND DECIMAL
PARTS THEREOF.

NO DIMENSION IS TO BE ASSUMED BY SCALING
THIS PLAT.

THIS PLAT IS NOT VALID WITHOUT EMBOSSED
SURVEYORS SEAL.

FIELD WORK PERFORMED ON MAY 30, 2014.

STATE OF ILLINOIS }
COUNTY OF MCHENRY } S.S.

THIS IS TO CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED
PROPERTY, ACCORDING TO THE OFFICIAL RECORD, AND THE ABOVE
PLAT CORRECTLY REPRESENTS SAID SURVEY.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS
MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

STEVEN M. SLOAT

ILLINOIS REGISTERED LAND SURVEYOR NO. 35-003279
MY PROFESSIONAL LICENSE EXPIRES ON NOVEMBER 30, 2014.