

VILLAGE OF HUNTLEY
PLAN COMMISSION MEETING
Monday, September 13, 2010
MINUTES

5

CALL TO ORDER

Acting Plan Commission Chairman Tom Kibort called to order the meeting of the Plan Commission of the Village of Huntley on September 13, 2010 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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ATTENDANCE

PLAN

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COMMISSIONERS: Commissioners Dawn Ellison, Ruby Hornig, Tom Kibort, Len Stensing, and Robert Chandler

COMMISSIONERS

ABSENT: Chairman Ron Hahn and Commissioner Russ Palermo

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ALSO PRESENT: Senior Assistant to the Village Manager Lisa Armour, Senior Planner Charles Nordman

3. Approval of Minutes

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A. Approval of the August 23, 2010 Plan Commission Meeting Minutes

A MOTION was made to approve the August 23, 2010 Plan Commission Minutes as written.

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MOVED: Commissioner Ellison
SECONDED: Commissioner Stensing
AYES: Commissioners Ellison, Hornig, Stensing, Chandler, and Acting Chair Kibort
NAYS: None
ABSTAIN: None
MOTION CARRIED 5:0:0

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B. Approval of the August 25, 2010 Special Plan Commission Meeting Minutes

A MOTION was made to approve the August 25, 2010 Special Plan Commission Minutes as corrected.

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MOVED: Commissioner Stensing
SECONDED: Commissioner Hornig
AYES: Commissioners Hornig, Stensing, and Acting Chair Kibort
NAYS: None
ABSTAIN: Commissioner Ellison and Chandler
MOTION CARRIED 3:0:2

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4. Petitions

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A. Petition No. 10-9.1, Radek and Maggie Gogol (d/b/a Route 47 Auto Sales/Auto Crafters), 10501 Route 47, Public Hearing to consider a map amendment from B-3 Shopping Center Business to B-2 Highway Service and Special Use Permits for Used Automobile Sales and Automobile Repair, Major in accordance with Sections 156.211 and 156.068 of the Village of Huntley Zoning Ordinance.

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

5 The petitioners, Radek and Maggie Gogol, have submitted a request to operate a used automobile dealership at 10501 Route 47, which is currently zoned B-3 Shopping Center Business. The petitioners were previously issued a special use permit on March 27, 2008, for used automobile sales; however, the special use permit expired because the use was not established within six months of Village Board approval as required by the Zoning Ordinance.

10 Senior Planner Nordman states the petitioners currently operate Auto Crafters within the northern-most portion of the building and would operate the used automobile dealership out of the showroom portion of the building (formally occupied by Grand Rental) and display automobiles in the south parking lot. The remaining portion of the building is occupied by MB Garage, which was issued a special use permit for automobile repair by the Village Board on June 12, 2008.

15 Senior Planner Nordman explained that under the revised Zoning Ordinance approved by the Village Board in October 2009, used automobile sales is not a permitted or special use in the B-3 Shopping Center Business zoning district. As a result, the petitioners, with the consent of the property owner, are requesting to rezone the property to B-2 Highway Service which allows used automobile sales and auto body repair as special uses and automobile repair as a permitted use. The petitioners are concurrently requesting a special use permit for used automobile sales and for the auto body repair business currently operating on the site.

20 Rezoning the property to B-2 Highway Service would also reduce the amount of relief required as a result of the property take by the Illinois Department of Transportation for the Route 47 widening. Senior Planner Nordman explained that the following chart compares existing conditions on the property to the bulk regulations for the B-2 and B-3 zoning districts:

	10501 Route 47 (AFTER IDOT TAKE)	B-2 Highway Service	B-3 Shopping Center Business
Lot Area	79,322 sq. ft.	5,000 sq. ft.	80,000 sq. ft.
Lot Width	559.60 ft.	50 ft.	200 ft.
Setbacks			
Front	31.96 ft.	30 ft.	50 ft.
Rear	7.89 (NOT AFFECTED BY TAKE)	20 ft.	20 ft.
Corner Side (ALGONQUIN ROAD)	223.08 ft.	20 ft.	20 ft.
Interior Side	39.38 ft. (NOT AFFECTED BY TAKE)	10 ft.	10 ft.
Parking Lot	0 ft.	10 ft.	10 ft.

30 The proposed Route 47 Auto Sales and MB Garage will share parking at the south end of the site, which consists of approximately 48 parking spaces. Staff will require the petitioner to stripe the parking lot and define which parking spaces are dedicated to MB Garage, Route 47 Auto Sales vehicle display, and customer and handicap parking. Similarly, Auto Crafters customer parking must be defined at the north end of the property (two (2) parking spaces must be provided per bay; therefore, eight (8) customer spaces, including one handicap space, is required).

35 Senior Planner Nordman stated the petitioners are requesting a motion of the Plan Commission, to recommend approval of Petition 10-9.1, Radek and Maggie Gogol, d/b/a Route 47 Auto Sales / Auto

Crafters, 10501 Route 47, requesting a Map Amendment from B-3 Shopping Center Business to B-2 Highway Service and Special Use Permits for Used Automobile Sales and Automobile Repair, Major.

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

1. The Special Use Permits cannot be transferred to another business without Village authorization.
2. Any plans submitted for building permit must conform to all applicable codes and requirements of the Huntley Fire Protection District and the Village's Development Services Department.
3. Hours of operation for Auto Crafters shall not extend beyond the times indicated below:

Monday - Friday	8:00 a.m. - 6:00 p.m.
Saturday	9:00 a.m. - 3:00 p.m.
4. A striping plan for the north and south parking lots shall be submitted to the Development Services Department for approval and shall define parking for MB Garage, Auto Crafters, Route 47 Auto Sales vehicle display, customer parking and required handicapped and loading spaces.
5. The north and south parking lots shall be striped in accordance with the striping plan as approved by the Development Services Department.
6. All parking and vehicle storage must occur in designated parking spaces only. No parking is allowed in drive aisles. No storage is allowed on adjacent streets or off-site.
7. Route 47 Auto Sales vehicle inventory shall be restricted to the south parking lot, in accordance to the site plan submitted by the petitioner.
8. Outside vehicle display is restricted to vehicles available for sale by Route 47 Auto Sales. Damaged, wrecked or vehicles in varying degrees of repair shall not be stored outside.
9. No vehicles shall be stored on the property with exception to vehicles displayed for sale by Route 47 Auto Sales.
10. No other vehicles sales shall occur on the property until Route 47 Auto Sales has provided the Village of Huntley with a copy of an approved used car dealer's sales license from the State of Illinois.
11. Vehicle sales shall be restricted to automobile, minivan, sport utility and light pick-up trucks only. No motor home, semi- or large-truck, trailer, or watercraft sales are permitted.
12. Route 47 Auto Sales shall comply with all requirements of the Illinois Environmental Protection Agency and any other state or federal agencies having jurisdiction. Any documented violation of any IEPA or other regulatory agency standards shall constitute a violation of the special use permit and may result in termination of the special use.
13. Any changes in use or site plan layout must be evaluated by the Village for compliance with the Special Use Permit.
14. In accordance with Section 156.068(K) of the Zoning Ordinance, a special use must be established within six (6) months of approval by the Village Board or the Special Use Permit shall be void.
15. No sign permits are approved as part of this request. Any proposed signage shall require the issuance of a sign permit prior to installation.
16. No building or occupancy permits will be issued until all provisions stated herein have been satisfied.

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

Charles Norman, Village of Huntley
Maggie Gogol, 10501 Route 47, Huntley, Illinois
Radek Gogol, 10501 Route 47, Huntley, Illinois
Mikolaj Ruszkowski, 10501 Route 47, Huntley, Illinois
Ken Kondraros, 145 Randall Street, Elk Grove, Illinois

Acting Chair Kibort asked why the auto body repair is considered a non-conforming use. Senior Planner Nordman stated that it was a result of the revised Zoning Ordinance.

Acting Chair Kibort asked if there would be any parking in front of the showroom. Senior Planner Nordman explained there would be enough depth to park vehicles in front of the showroom.

5 Ms. Maggie Gogol, business owner, stated they currently have a wholesale lot in Indiana and have several investors backing the business. Ms. Gogol stated that vehicles ranging from \$5,000 to \$15,000 would be sold on the lot. Ms. Gogol further explained that they acquire vehicles from auto auctions and they might take some vehicles from other dealers on consignment.

10 Commissioner Stensing asked if they would take vehicles from the public to be sold on consignment. Ms. Gogol stated that they are not planning to sell vehicles on consignment from the general public.

Ms. Gogol stated that she is aware of the State of Illinois requirements for vehicle sales and they will keep a clean parking lot.

15 Commission Chandler asked how many vehicles will be on the lot. Ms. Gogol stated it will range from 30 to 50 vehicles.

20 Commissioner Ellison asked why they could not sell other types of vehicles, such as RV's. Senior Planner Nordman stated the Zoning Ordinance classifies the sale of recreational vehicles as a different use that would require a separate special use permit in the B-2 zoning district.

Acting Chair Kibort asked if the petitioner had a good relationship with MB Garage. Ms. Gogol stated yes.

25 Acting Chair Kibort asked if they will reseal the parking lot and clean up the landscaping along Algonquin Road. Ms. Gogol stated they would like to reseal the parking lot and to clean up the landscaping along Route 47. Acting Chair Kibort stated that he would like to add a condition of approval for the petitioner to work with staff to add landscaping along Route 47.

30 Ms. Gogol stated she would also like to paint the building at some point in time.

Commissioner Stensing asked if there are foundation plantings at the front of the building. Senior Planner Nordman stated there are planters across the front of the building with shrubs.

35 Ms. Gogol stated that they will not display vehicles in front of the building.

A motion was made by the Plan Commission to recommend approval of Petition No. 10-9.1, Radek and Maggie Gogol (d/b/a Route 47 Auto Sales/Auto Crafters), 10501 Route 47, Public Hearing to consider a map amendment from B-3 Shopping Center Business to B-2 Highway Service and Special Use Permits for Used Automobile Sales and Automobile Repair, Major, subject to the following conditions:

- 40
1. The Special Use Permits cannot be transferred to another business without Village authorization.
 2. Any plans submitted for building permit must conform to all applicable codes and requirements of the Huntley Fire Protection District and the Village's Development Services Department.
 - 45 3. Hours of operation for Auto Crafters shall not extend beyond the times indicated below:
Monday - Friday 8:00 a.m. - 6:00 p.m.
Saturday 9:00 a.m. - 3:00 p.m.
 4. A striping plan for the north and south parking lots shall be submitted to the Development Services Department for approval and shall define parking for MB Garage, Auto Crafters, Route 47 Auto Sales vehicle display, customer parking and required handicapped and loading spaces.
 - 50 5. The north and south parking lots shall be striped in accordance with the striping plan as approved by the Development Services Department.
 6. All parking and vehicle storage must occur in designated parking spaces only. No parking is allowed in

drive aisles. No storage is allowed on adjacent streets or off-site.

- 7. Route 47 Auto Sales vehicle inventory shall be restricted to the south parking lot, in accordance to the site plan submitted by the petitioner.
- 8. Outside vehicle display is restricted to vehicles available for sale by Route 47 Auto Sales. Damaged, wrecked or vehicles in varying degrees of repair shall not be stored outside.
- 9. No vehicles shall be stored on the property with exception to vehicles displayed for sale by Route 47 Auto Sales.
- 10. No other vehicle sales shall occur on the property until Route 47 Auto Sales has provided the Village of Huntley with a copy of an approved used car dealer's sales license from the State of Illinois.
- 11. Vehicle sales shall be restricted to automobile, minivan, sport utility and light pick-up trucks only. No motor home, semi- or large-truck, trailer, or watercraft sales are permitted.
- 12. Route 47 Auto Sales and Auto Crafters shall comply with all requirements of the Illinois Environmental Protection Agency and any other state or federal agencies having jurisdiction. Any documented violation of any IEPA or other regulatory agency standards shall constitute a violation of the special use permit and may result in termination of the special use.
- 13. Any changes in use or site plan layout must be evaluated by the Village for compliance with the Special Use Permit.
- 14. In accordance with Section 156.068(K) of the Zoning Ordinance, a special use must be established within six (6) months of approval by the Village Board or the Special Use Permit shall be void.
- 15. No sign permits are approved as part of this request. Any proposed signage shall require the issuance of a sign permit prior to installation.
- 16. No building or occupancy permits will be issued until all provisions stated herein have been satisfied.
- 17. The petitioners shall work with Village staff to add landscaping between the parking lot and Route 47.

25 **MOVED:** Commissioner Ellison
SECONDED: Commissioner Hornig
AYES: Commissioners: Ellison, Hornig, Stensing, Chandler, and Acting Chair Kibort
NAYS: None
30 **ABSTAIN:** None
MOTION CARRIES: 5:0:0

5. Discussion

35 Senior Planner Nordman provided project updates for General RV and the Downtown Revitalization Plan.

At 7:12 pm, a MOTION was made to adjourn the September 13, 2010 Plan Commission meeting.

40 **MOVED:** Commissioner Ellison
SECONDED: Commissioner Hornig
AYES: Commissioners Ellison, Hornig, Stensing, Chandler and Acting Chair Kibort
NAYS: None
ABSTAIN: None
45 **MOTION CARRIED** 7:0:0

Respectfully submitted,
Charles Nordman
Senior Planner
50 Village of Huntley