

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

5

CALL TO ORDER

Vice Chair Dawn Ellison called to order the Village of Huntley Plan Commission meeting for February 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

Vice Chair Ellison led the Pledge of Allegiance.

ROLL CALL

15

PLAN

COMMISSIONERS: Commissioners Ron Hahn, Lori Nichols, Terra DeBaltz and Robert Chandler, and Vice Chair Dawn Ellison

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COMMISSIONERS

ABSENT: Commissioners Tim Hoeft and Chairman Tom Kibort

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

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4. Public Comments:

Robert Moravec, 12670 Tall Oak Court, addressed the Plan Commission and stated that he does not object to the proposed Culver's restaurant but does have concerns about the development of the site including parking lot lighting, the light fixture height and noise from the drive-through speaker. Mr. Moravec also asked what the element of the proposed plan requires the Special Use.

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Vice Chair Ellison noted that Mr. Moravec's comments will be addressed as part of the Public Hearing portion of tonight's Plan Commission agenda.

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5. Approval of Minutes

A. Approval of the October 27, 2014 Plan Commission Meeting Minutes

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A MOTION was made to approve the October 27, 2014 Plan Commission Meeting Minutes as written.

MOVED: Commissioner Nichols

SECONDED: Commissioner DeBaltz

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

NAYS: None

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ABSTAIN: Commissioner Hahn

MOTION CARRIED 4:0:1

6. Public Hearing(s)

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A. Petition No. 15-2.1, Huntley Crossings LLC, as Contract Purchasers and Huntley Crossings Development LLC, Owner, Outlot 8, Huntley Crossings – Phase 1 (P.I.N. #02-04-325-001), Requesting a Final Planned Unit Development, including any necessary relief and a Special Use Permit for a Restaurant with a Drive-Through within the "B-3 (PUD)" Shopping Center Business – Planned Unit Development-zoned property in accordance with the site plan that has been submitted to, and is on file with, the Village of Huntley.

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A MOTION was made to open the public hearing to consider Petition No. 15-2.1.

MOVED: Commissioner DeBaltz
SECONDED: Commissioner Nichols
5 **AYES: Commissioners Hahn, Nichols, DeBaltz, and Chandler and Vice Chair Ellison**
NAYS: None
ABSTAIN: None
MOTION CARRIED 5:0:0

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

15 Charles Nordman, Village of Huntley
James Williams, Village of Huntley
Mr. Ryan Swanson, P.E., Arc Design Resources, Inc., 5291 Zenith Parkway, Loves Park, IL 61111
Robert Moravec, 12670 Tall Oak Court, Huntley, IL 60142

20 Planner Williams reviewed a PowerPoint presentation outlining the request from the petitioner, Huntley Crossings LLC, 810 Swan Drive, Suite A, Mukwonago, WI 53146, for a Final Planned Unit Development, including any necessary relief and a Special Use Permit for a Restaurant with a Drive-Through within the “B-3 (PUD)” Shopping Center Business – Planned Unit Development-zoned property Outlot 8, Huntley Crossings – Phase 1 to accommodate construction of a 4,207 square foot Culver’s restaurant and related site improvements.

25 Summary

Planner Williams stated that Culver’s, Inc. is proposing construction of a new 4,207 square foot restaurant including a drive-through on Outlot 8 (1.94-acres) of Huntley Crossings – Phase 1 at the southeast corner of Route 47 and Powers Road. This location will replace the existing Culver’s restaurant located at Village Green.

30 Planner Williams noted that the subject site is zoned “B-3-PUD” Shopping Center Planned Unit Development and the annexation agreement approved in November 2006 for the property assigned the zoning designation to the Huntley Crossings subdivision and established, among other requirements, a maximum of two (2) drive-through restaurants within the Phase 1 outlots. Planner Williams further noted that the Culver’s restaurant will be the first drive-through restaurant in the Huntley Crossings subdivision.

35 Site Plan

40 Planner Williams stated that the proposed site plan is in adherence to the building and parking setbacks with the exception of the northern parking area with 3.83 feet relief requested from the required minimum ten (10’) foot minimum parking setback. Ingress and egress to the subject 1.94-acre site will be via two (2) drives off the private Huntley Crossings service road. Planner Williams stated that the Annexation Agreement requires eating establishments to provide a minimum of ten (10) parking stalls per 1,000 square feet of floor area; therefore, requiring 43 parking spaces for the restaurant. The proposed site plan provides 65 parking spaces with four (4) accessible spaces, exceeding the three (3) accessible spaces required per the Illinois Accessibility Code.

45 Planner Williams pointed out that the one-way drive-aisles on the west and south portions of the site serve to accommodate the counter-clockwise traffic circulation within and adjacent to the drive-through lanes and provide cross-access to the Outlot to the south. A concrete patio for outdoor dining is located at the northwest corner of the restaurant. The trash enclosure is located at the northeast corner of the building with its gates facing the rear (east) of the lot.

50 Building Elevations

The exterior materials proposed for the restaurant were reviewed by Planner Williams and include a combination of manufactured stone with stone sill trim, brick piers separating cement board siding and an EFIS cornice accent band along the roof line. Blue canvas awnings are proposed above each of the structure’s

windows as well as the cement board siding portions of the restaurant without windows. Wall mounted gooseneck lighting fixtures are also proposed to highlight these canvas awnings.

Landscaping

5 Planner Williams stated that the Annexation Agreement governs the commercial subdivision which includes the requirement that the Village Design Guidelines are adhered and include foundation landscaping and perimeter plantings. The proposed plan includes the trees along the west and north property lines which meet the requisite one tree per forty (40') feet and trees proposed along the east and south property lines adhere to the one tree per
10 seventy-five (75') foot requirement. The proposed foundation plantings exceed the foundation planting requirements found in the Commercial Design Guidelines. Additional plantings will augment existing landscape materials along the property perimeter and the petitioner has agreed to cooperate with the Development Services Department to replace existing landscape materials along Route 47 and Powers Road that are in poor condition.

Lighting

15 Planner Williams noted that the parking lot lighting proposed for the site will utilize the same Sternberg Prairie-style light fixture installed at the BMO Harris Bank site on the southern end of the Huntley Crossings commercial subdivision and that the light fixture provides both the requisite 2.0 foot-candle average for the parking area as well as the 0.5 foot-candle maximum along the Outlot property line.

20 Signage

The proposed two-sided, 6'-3"-tall, 26.3 square foot monument sign at the southwest corner of the site will be mounted on a masonry base and wrapped in brick matching the principal structure and includes an Electronic Message Board. The Village's Sign Regulations prohibits moving and/or flashing signs, necessitating relief for the electronic message board component of the proposed ground sign. Additionally, the ground sign requires
25 relief for not matching the template design for monument signs approved as part of the Preliminary PUD for the commercial subdivision.

Wall signage includes a thirty (30) square foot sign on each of the four elevations thereby requiring relief for the two (2) wall signs on the east and south elevations which do not have street frontage. Otherwise, the sign
30 package includes directional signage at the site's entrance and exit drives and signs associated with the drive-through.

Required Relief

The following relief will be considered as part of the PUD process:

- 35
1. Section 156.106 Parking (C) (2) requires a ten (10') foot landscape setback. The 6.17 foot setback proposed along the north parking area requires 3.83 feet in relief from this requirement.
 2. Electronic message boards are prohibited under the Sign Regulations. Relief is required to accommodate this component of the proposed monument sign.
 - 40 3. Relief is required for the two additional wall signs proposed for the east and south sides of the restaurant.
 4. Relief is required to accommodate an architectural style for the ground sign that does not match the Outlot sign-template approved as part of the Preliminary Planned Unit Development for Huntley Crossings.

45 Village Board Conceptual Review

Planner Williams noted that the Village Board reviewed conceptual plans for the project at their December 19, 2015 meeting and that they raised the following concerns about the petitioner's request:

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- A barrier at the southern cross-access drive was recommended until the Outlot to the south is developed. *The petitioner has added an "End of Road" object marker sign at the southern end of the access road connecting the subject Outlot to the Outlot to the south.*

- The ground sign shall be wrapped in brick/stone and the directional signs shall have brick/stone bases. *The petitioner has revised the sign plan to wrap the ground sign with brick and add brick to the base of the directional signs.*
- Installation of the ground sign shall maximize its visibility from Route 47. *The petitioner noted that given the site grade and visibility from Route 47, the location proposed for the ground sign is optimal. Staff also notes the stormwater detention, municipal utility easement and future bike path further constrain potential locations for the placement of the ground sign.*
- The number of accessible parking spaces should be increased. *The petitioner has added an additional accessible parking space to the site layout. The number of accessible spaces proposed exceeds the minimum number required by the Illinois Accessibility Code.*
- The landscaping installed adjacent to Route 47 shall not interfere with future pathway(s). *The petitioner has acknowledged that landscaping will be installed to avoid conflict with any future pathway(s).*

Requested Action

The petitioners request a motion of the Plan Commission, to recommend approval of Huntley Crossings LLC, as Contract Purchasers and Huntley Crossings Development LLC, Owner, Outlot 8, Huntley Crossings – Phase 1, Request for a Final Planned Unit Development, including any necessary relief and a Special Use Permit for a Restaurant with a Drive-Through within the “B-3 (PUD)” Shopping Center Business – Planned Unit Development-zoned property in accordance with the site plan that has been submitted to, and is on file with, the Village of Huntley.

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 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 electronic message center sign shall contain static messages only and shall not have movement or the appearance or optical illusion of movement, of any part of the sign structure, design, or pictorial segment of the sign, including the movement or appearance of movement of any illumination or the flashing, scintillating or varying of light intensity other than that provided through an automatic dimming system to control overall illumination intensity. Each message on the sign shall be displayed for a minimum of 10 seconds. The change of messages must be accomplished immediately.
4. The petitioner shall obtain final approval of the Landscape Plan from the Development Services Department.
5. The petitioner shall work with Village Staff to schedule the replacement of existing trees in poor condition along the frontage of Route 47 and Powers Road.
6. All permanent and seasonal plantings must be replaced immediately upon decline.
7. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
8. No building plans or permits are approved as part of this submittal.
9. No sign permits are approved as part of this submittal.
10. The petitioner and developer will be required to provide a bike path easement on the west side of the property to accommodate the future bike path extension along Route 47.

Mr. Ryan Swanson, P.E., Arc Design Resources, Inc. addressed the Plan Commission and stated that he welcomed any questions or concerns the Plan Commission members had regarding the proposed Culver’s restaurant development.

Vice Chair Ellison suggested that Mr. Swanson address the issues raised by Mr. Moravec under the public comment portion of the meeting which included concerns about the site lighting, the drive-through speakers and what the petitioner is requesting that requires a Special Use Permit.

5 Mr. Swanson noted that the light fixture and nineteen (19') foot light pole height serve both to meet the Village's lighting requirements while minimizing the impact of the site lighting upon surrounding properties. In regard to noise concerns from the drive-through speakers, Mr. Swanson pointed out that the speakers are located a considerable distance across Route 47 from the residential development and the volume is adjustable to address concerns in the future if there is a problem.

10 Mr. Swanson also noted that the Special Use Permit under consideration is for the drive-through component of the proposed restaurant. Director Nordman agreed, pointing out that special use permits are required for project elements such as a drive-through in order provide a hearing for members of the public and Plan Commission an opportunity to more thoroughly review their design and orientation on a subject site.

15 Commissioner Chandler pointed out that the proposed Culver's restaurant uses stone rather than brick compared to some of the other buildings recently constructed within this portion of the Route 47 corridor and asked what requirements governed the exterior materials that may be used for within the Huntley Crossing commercial subdivision.

20 Vice Chair Ellison offered that she likes the contrast between the stone and the cement board exterior materials.

25 Commissioner Debaltz stated that while she is generally in favor of the proposed project she is concerned about the orientation of the drive-through resulting in vehicles stacked along the front of the building adjacent to Route 47.

Mr. Swanson pointed out that design of the drive-through was made more difficult given that the site is on a corner and the site's entrance/exit is limited to only the service road to the east.

30 Commissioner Chandler asked what the typical vehicle stacking was during peak periods and Mr. Swanson noted that the submitted Layout Plan sufficiently depicted the pattern showing five vehicles stacked behind a vehicle at the menu board.

35 Commissioner Nichols stated that she is in favor of the project but also appreciates the concern that others have had regarding the visibility of the ground sign from Route 47.

Mr. Swanson stated that he understands the concern regarding the placement of the sign but also acknowledges that given the obstacles of the site the proposed location for the sign works best.

40 Commissioner Hahn asked if the exterior of the proposed Culver's restaurant represents a new design for the branding of the restaurants that may be seen in the future when Culver's restaurants are built elsewhere.

Mr. Swanson acknowledged that the proposed restaurant does provide a new prototype for the restaurant chain.

45 Commissioner Hahn asked if the requested parking area setback relief at the northwest corner of the site was indeed necessary. Commissioner Hahn suggested that angled parking within the northern portion of the parking area may not only make the parking setback relief unnecessary but may also accommodate larger parking stalls for trucks and/or specified areas for large truck parking.

50 Mr. Swanson noted that the 90-degree parking proposed optimizes the use of the space by maximizing the number of parking spaces provided.

Vice Chair Ellison asked Mr. Moravec if his concerns regarding the proposed project were adequately addressed and Mr. Moravec stated that they were addressed.

A MOTION was made to close the public hearing to consider Petition No. 15-2.1.

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MOVED: Commissioner Hahn
SECONDED: Commissioner Chandler
AYES: Commissioners Hahn, Nichols, DeBaltz and Chandler, and Vice Chair Ellison
NAYS: None
10 **ABSTAIN: None**
MOTION CARRIED 5:0:0

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A MOTION was made to recommend approval of Petition No. 15-2.1, Huntley Crossings LLC, as Contract Purchasers and Huntley Crossings Development LLC, Owner, Outlot 8, Huntley Crossings – Phase 1, Request for a Final Planned Unit Development, including any necessary relief and a Special Use Permit for a Restaurant with a Drive-Through within the “B-3 (PUD)” Shopping Center Business – Planned Unit Development-zoned property in accordance with the site plan that has been submitted to, and is on file with, the Village of Huntley. subject to the following conditions:

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1. All public improvements and site development must occur in full compliance with the submitted plans 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.
- 25 3. The electronic message center sign shall contain static messages only and shall not have movement or the appearance or optical illusion of movement, of any part of the sign structure, design, or pictorial segment of the sign, including the movement or appearance of movement of any illumination or the flashing, scintillating or varying of light intensity other than that provided through an automatic dimming system to control overall illumination intensity. Each message on the sign shall be displayed for a minimum of 10 seconds. The change of messages must be accomplished immediately.
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5. The petitioner shall work with Village Staff to schedule the replacement of existing trees in poor condition along the frontage of Route 47 and Powers Road.
- 35 6. All permanent and seasonal plantings must be replaced immediately upon decline.
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8. No building plans or permits are approved as part of this submittal.
9. No sign permits are approved as part of this submittal.
- 40 10. The petitioner and developer will be required to provide a bike path easement on the west side of the property to accommodate the future bike path extension along Route 47.

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MOVED: Commissioner Chandler
SECONDED: Commissioner Nichols
45 **AYES: Commissioners Hahn, Nichols, DeBaltz, Chandler and Vice Chair Ellison**
NAYS: None.
ABSTAIN: None
MOTION CARRIED 5:0:0

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7. Discussion

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Director Nordman announced that the next Plan Commission meeting is a Chicago Metropolitan Agency for Planning (CMAP) sponsored Plan Commissioner Training Workshop on Monday, February 23, 2015.

8. Adjournment

At 7:12 pm, a MOTION was made to adjourn the February 9, 2015 Plan Commission meeting.

5 **MOVED: Commissioner Nichols**
SECONDED: Commissioner DeBaltz
AYES: Commissioners Hahn, Nichols, DeBaltz, Chandler and Vice Chair Ellison
NAYS: None
ABSTAIN: None
10 **MOTION CARRIED 5:0:0**

Respectfully submitted,

James Williams

Planner

15 Village of Huntley