

VILLAGE OF HUNTLEY
PLAN COMMISSION MEETING
Monday, March 22, 2010
MINUTES

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CALL TO ORDER

Plan Commission Chairman Ron Hahn called to order the meeting of the Plan Commission of the Village of Huntley on March 22, 2010 at 6:35 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: Chairman Ron Hahn, Commissioners Tom Kibort, Len Stensing, Dawn Ellison, and Russ Palermo

COMMISSIONERS

ABSENT: Commissioners Ruby Hornig

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

Approval of Minutes

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A. Approval of the March 8, 2010 Plan Commission Meeting Minutes

A MOTION was made to approve the March 8, 2010 Plan Commission Minutes with the following additions:

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Page 7, Lines 9 and 10, add to Commissioner Palermo's comment " , but did not believe the Grove Street access was a good idea."

MOVED: Commissioner Kibort
SECONDED: Commissioner Stensing
AYES: Commissioners Kibort, Palermo and Stensing
NAYS: None
ABSTAIN: Chairman Hahn and Commissioner Ellison
MOTION CARRIED 3:0:2

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Petitions

A. Public Hearing for Petition No. 10-03.02, Pioneer Center for Human Services, 10514 Route 47, Public Hearing to consider a Special Use Permit for a Secondhand Store.

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

The petitioner is requesting approval of a Special Use Permit to allow a secondhand store for the Pioneer Center for Human Services, a not-for-profit agency. The property, most recently occupied by Nick's Furniture, is zoned "B-3" which requires the approval of a Special Use Permit for a secondhand store. The store will occupy 9,288 square feet of the approximately 13,000 square foot building. The remaining 3,712 square feet of warehouse space is currently vacant.

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5 The Pioneer Center for Human Services is a not-for-profit agency that provides services for persons with developmental disabilities, mental illness, traumatic brain injury and early intervention therapies for children. The Center also serves victims of sexual assault through VOICE, and homeless men, women and children through PADS. The Huntley store will be the Center's first location and will serve to supplement the agency's funding. The store will sell merchandise that has been donated to the Pioneer Center and will likely include clothing, furniture, art, jewelry, books, CDs and DVDs, housewares, and small appliances. Retail sales tax is collected on items sold.

10 The site currently has 34 parking spaces; however, three spaces will be lost because of the Route 47 widening project. In accordance with the Zoning Ordinance, the 13,000 square foot retail/warehouse building requires 40 parking spaces. The property owner requested confirmation from the Village Board in September 2008 that the loss of parking and reduction to the parking lot setback caused by the Route 47 widening will not result in the property becoming illegal non-conforming. The Village Board approved the owner's request and adopted Ordinance (O) 2008-09.60 allowing the property to be considered legal non-
15 conforming.

Senior Planner Nordman stated the Pioneer Center is not proposing any changes to the site or the exterior of the building.

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

1. There shall be no outdoor storage of donated materials.
2. No building plans or permits are approved as part of this request.
- 25 3. No sign permits are approved as part of this request.

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. Chairman swore in all those that stood to testify.
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John Novak with the Pioneer Center, 4001 Dayton Street, McHenry, IL 60050 stated he had nothing to add to the presentation outlined before the Plan Commission. Mr. Novak stated they are technically considered a thrift store.

35 Chairman Hahn welcomed Mr. Novak to the Village and asked the Plan Commission members if they had any comments or questions.

Commissioner Ellison asked Mr. Novak the difference between thrift store and secondhand store and asked for him to confirm donations would be made only during business hours.
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Mr. Novak stated the terms "thrift store" versus "secondhand store" is a matter concerning the Internal Revenue Service and their handling of these types of facilities. Mr. Novak added the Pioneer Center only accepts donations during business hours.

45 Senior Planner Nordman pointed out the term "Secondhand Store" is the term used in the Zoning Ordinance.

Commissioner Kibort stated he was in favor of the petitioner's request and asked if there was an intended use for the warehouse space.

50 Tim Essig, 9715 Knoll Top Road, Union, IL 60180, stated the space is still on the market, but no user has expressed interest to date.

Chairman Hahn asked if the space could be sold or rented separately.

Mr. Essig stated both arrangements are a possibility.

Commissioner Stensing stated he had no concerns regarding the petitioner’s request.

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Commissioner Palermo stated he was in favor of the request and had no questions or concerns.

A motion was made by the Plan Commission to recommend approval of Petition No. 10-03.02, Pioneer Center for Human Services, 10514 Route 47, for a Special Use Permit for a Secondhand Store, subject to the following conditions:

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1. There shall be no outdoor storage of donated materials.
2. No building plans or permits are approved as part of this request.
3. No sign permits are approved as part of this request.

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

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Senior Planner Nordman stated the petitioner’s request will go before the Village Board on Thursday, April 8, 2010.

- B. Petition No. 10-3.3, Ed Miculinich/Huntley Auto Tech, Lot 1 Bakley’s 18th Addition East (Southeast corner of Route 47 and Joan Avenue), Conceptual Review of a site plan and building elevations for an 8,200 square foot automotive repair facility.

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

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The proposed 8,208 square foot automotive repair facility would be located on Lot 1 of Bakley’s 18th Addition East. The 0.95-acre tract is located at the southeast corner of Route 47 and Joan Avenue.

The proposed building would have ten (10) overhead bay doors and approximately 1,400 square feet of retail sales area. Required parking for an automotive repair facility is 2 spaces for each service bay and 4 spaces for every 1,000 square feet of retail sales. Therefore, the total number of parking spaces required is 26. The proposed site plan provides 34 parking spaces, which exceeds the minimum number of spaces by 8. A bicycle rack must also be provided when a parking lot provides 20 or more parking spaces.

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A trash dumpster enclosure is proposed at the southeast corner of the site, adjacent to Church Street. There is a 25-foot wide access drive proposed along the south property line of the subject tract from North Church Street to the existing Huntley Center parking area and out to Route 47. Site ingress/egress is proposed from the Huntley Center parking area to the southwest and Joan Street to the northeast. Traffic circulation around the site is accommodated by drive aisles on all sides of the building.

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The building features a flat, parapet roof with pre-finished metal coping. Exterior materials include various shades of brick and smooth face integrally colored architectural block in various configurations to form both face-brick walls and accent bands. The aluminum/glass storefront entrance is oriented to face Route 47 and there are three (3) glass and aluminum-framed overhead doors on the north elevation and seven (7) proposed

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on the south elevation. The location of roof and/or ground-mounted HVAC units are not shown, however, these elements must be screened to their full height from all adjacent properties and roadways.

5 Foundation landscaping is indicated on the landscape plan. A monument sign is proposed adjacent to the Route 47/Joan Street intersection but no detail (i.e. copy, size, materials, etc.) of the sign was provided and no other details regarding other site signage or locations were made available. Similarly, site lighting, including poles, wall pack or accent lighting was not specified. An average minimum illumination of 2.0 foot-candles will be required for the site and light source cut-offs will be of particular concern on the south and east sides of the property adjacent to the residentially zoned parcels.

10 The B-3 zoned property must be developed and reviewed as a Planned Unit Development and the Minor Automotive Repair use is subject to approval as a Special Use Permit. The petitioner is also proposing to resubdivide the lot to enlarge the subject site. The resubdivision will include a small portion of the Huntley Center lot.

15 A review of the proposed site plan indicates the following elements of relief that would be subject to review and approval of the Plan Commission and Village Board:

- 20 ▪ The 22-foot wide drive aisle along the east side of the site requires two-foot relief from the 24-foot minimum requirement.
- The Village's Commercial Design Guidelines prohibit the use of plain concrete block. The petitioner is proposing to use Concrete Masonry Units (CMUs) at the base of the building and as accents on several elevations.
- 25 ▪ The trash enclosure cannot be located within the 10-foot landscape buffer. As proposed, the trash enclosure is setback 4-feet from the east lot line.

30 Senior Planner Nordman states the site abuts residential to the south and east, therefore, careful consideration should be given to adequately screening the site from the neighboring homes. To increase the landscape buffering adjacent to the residential, staff recommends the drive aisle along east building elevation be eliminated to allow for additional landscaping. Additionally, the trash enclosure should be moved away from the residential area. Staff recommends moving the trash enclosure so that it is located on the west side of the southernmost row of parking.

35 Staff also notes there is a large amount of pavement adjacent to the northernmost building elevation that is not necessary for the 24-foot drive aisle. Staff recommends additional landscaping be added within this area.

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

45 Ed Miculinich, petitioner, and his architect, Tim Schmitt with Studio 222 Architects, addressed the Plan Commission.

In regard to the Staff's recommendation for a triangular-shaped landscape area on the north side of the building, Mr. Schmitt suggested reconfiguring the site to replace the proposed six parking spaces along Joan Avenue with landscaping and relocating some of that parking to the area along the north side of the building.

50 Mr. Schmitt stated the dumpster enclosure was placed at the southeast corner of the site to orient it as far away from Route 47 as possible while also avoiding utilities.

Mr. Schmitt stated the drive aisle on the east side of the building is necessary for traffic circulation around the building.

5 Chairman Hahn suggested increasing the density of the landscaping along the east side of the site if the east side drive aisle were to remain.

Chairman Hahn asked what purpose was served by connecting the proposed access drive along the south side of the subject tract thereby connecting Bakley Plaza to Church Street.

10 Kenneth Bakley, 10900 Church Street, Huntley, IL, owner of the subject property, stated the roadway connection to Church Street provides an alternative for traffic to travel south. Mr. Bakley stated there will only be right-in/right-out access points at Kenneth Avenue and Bakley Plaza. Mr. Bakley explained that traffic would be able to take Church Street and go north to Joan and Route 47 or south to Algonquin.

15 Chairman Hahn asked the petitioner if the automotive repair facility will include a retail component and where other AutoTech facilities are located.

Mr. Miculinich stated there is a small retail component to the proposed business and the other AutoTech locations are in Crystal Lake, McHenry and Woodstock.

20 Commissioner Ellison stated she was happy with the proposed business, liked the look of the structure and asked Mr. Miculinich how many employees will be at this location.

Mr. Miculinich responded there will be eight full-time employees and 4 part-time employees.

25 Chairman Hahn inquired as to what business hours are proposed.

Mr. Miculinich stated the hours would be 7am to 7pm Monday through Friday, 7am to 5pm on Saturday with the business closed on Sundays.

30 Commissioner Ellison asked when the business is expected to open and Mr. Miculinich replied he hopes to open after the Route 47 widening project is completed.

Discussion

35 A. Route 47 Widening Project Informational Meeting

Senior Planner Nordman announced the Route 47 Widening Project Informational Meeting is scheduled for Wednesday evening, March 24, 2010 at 6:30 pm in the Village Board Room.

40 Commissioner Ellison asked when the project is expected to be completed.

Senior Assistant Armour stated the project is expected to last through two construction seasons with completion expected in the Fall of 2011.

45 Senior Assistant Armour stated the Village Board is expected to appoint Mr. Robert Chandler to the Plan Commission this Thursday, March 25th.

Adjournment

50 **At 7:10 pm, a MOTION was made to adjourn the March 22, 2010 Plan Commission meeting.**

MOVED: Commissioner Ellison

SECONDED:

AYES:

NAYS:

ABSTAIN:

5 **MOTION CARRIED**

Commissioner Kibort

Commissioners Ellison, Stensing, Kibort, Palermo, and Chairman Hahn

None

None

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Respectfully submitted,

James Williams

Planner

10 Village of Huntley