

**VILLAGE OF HUNTLEY**  
**PLAN COMMISSION MEETING**  
Monday, July 13, 2015  
MINUTES

5

**CALL TO ORDER**

Chairman Tom Kibort called to order the Village of Huntley Plan Commission meeting for July 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 Ron Hahn, Lori Nichols, Robert Chandler and Chairman Tom Kibort

COMMISSIONERS

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ABSENT: Vice Chair Dawn Ellison and Commissioner Terra DeBaltz

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 April 13, 2015 Plan Commission Meeting Minutes

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**A MOTION was made to approve the April 13, 2015 Plan Commission Meeting Minutes as written.**

**MOVED: Commissioner**

**SECONDED: Commissioner**

**AYES: Commissioners Hahn, Nichols, Chandler, and Chairman Kibort**

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**NAYS: None**

**ABSTAIN: None**

**MOTION CARRIED 4:0:0**

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6. Public Hearing(s)

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A. 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.

Planner Williams reviewed a PowerPoint presentation outlining the request from the petitioners, Starfish Properties, LLC, 415 Prairieview Pkwy, Hampshire, IL 60140 requesting a Zoning Map Amendment from “O-1 PUD” Office – Planned Unit Development to “B-4” Adaptive Reuse Business District of the subject property, 11510 Main Street, PIN: 18-28-453-004, located at the northeast corner of Main and Myrtle Streets.

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*Development Summary*

Planner Williams noted that 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.

At that time 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.

5 Planner Williams stated that 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 10 “O-1-PUD” zoning district. A single family residence is a permitted use in the “B-4” Adaptive Reuse Business District.

*Staff Analysis*

15 Planner Williams noted that the Permitted and Special Uses listed under the “B-4” Adaptive Reuse Business District are subject to site plan review and include the following:

**Permitted Uses:**

- Advertising agency
- Antique sales
- 20 Art gallery-art studio sales
- Art supply store
- Attorney’s office
- Barber shop / beauty shop; ≤ three chairs or stations
- Bicycle shop
- 25 Bookkeeping service
- Book store
- Camera shop
- Craft shop
- Clothes pressing and repair
- 30 Detective agency
- Dressmaker, seamstress
- Engineering office
- Florist Sales
- Gift shop
- 35 Health food & vitamin store
- Hearing aid store
- Hobby shop
- Income tax service
- Insurance office/agency
- 40 Interior decorating studio
- Jewelry retail

- Leather goods
- Music, instrument & record store
- Park
- Photography
- Picture frame shop
- Public accountant
- Shoe and hat repair
- Single Family Dwelling
- Stationery store
- Tailor
- Ticket office
- Tot lot
- Toy store
- Travel agency
- Watch, clock – sales & repair

**Special Uses (requires public hearing):**

- Church or other place of worship
- Day care
- Day care nursery school
- Ice cream shop
- Medical, dental, and optometry offices/clinics
- Real estate office
- Restaurant
- Tourist home

*Relief Required*

45 Planner Williams pointed out that 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:

- 50
  - 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.

- 5           ▪ 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.

10   Additionally, the 8,712 square foot subject property exceeds the 8,400 square foot Minimum Lot Size in the “B-4” Adaptive Reuse District while it required relief from the “O-1” Office District 20,000 square foot Minimum Lot Size.

*Map Amendment*

15   Planner Williams noted that that 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 following factors:

- 20           (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.
- 25           (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.
- 30           (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.
- 35           (g) The extent, if any, to which the future orderly development of adjacent properties would be affected by the proposed amendment.
- 40           (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.
- 45           (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.
- 50           (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.

55   *Requested Action*

5 Planner Williams stated that the petitioners request a motion of the Plan Commission, to recommend approval of the 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 condition be applied should the Plan Commission forward a positive recommendation to the Village Board:

- 10 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.

15 **A MOTION was made to open the public hearing to consider Petition No. 15-7.1.**

15 **MOVED: Commissioner Hahn**  
**SECONDED: Commissioner Nichols**  
**AYES: Commissioners Hahn, Nichols, Chandler and Chairman Kibort**  
20 **NAYS: None**  
**ABSTAIN: None**  
**MOTION CARRIED 4:0:0**

25 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 stand and be sworn in. The following individuals were sworn in:

James Williams, Village of Huntley  
Ryan Krajecki, 415 Prairieview Pkwy, Hampshire, IL 60140

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

35 Ryan Krajecki addressed the Plan Commission and thanked them for the consideration of the Map Amendment request. Mr. Krajecki reiterated the staff report information that they purchased the subject property with the intent to lease it to a small business similar to the business that previously occupied the site, but after nearly a year they had been unsuccessful. Mr. Krajecki stated they hoped to improve their chances of finding a suitable tenant for the site if the zoning of the property allowed the single family dwelling-use.

40 Chairman Kibort asked if the rezoning request was successful whether they would continue to pursue a non-residential tenant for the property and Mr. Krajecki stated that they would pursue any appropriate tenant the zoning for the site accommodated.

45 Chairman Kibort asked if there were any members of the public opposed or in favor of the petitioners’ request in attendance to step forward.

There were no members of the public in attendance wishing to speak regarding the petitioners’ request.

50 Commissioners Hahn asked if there was any plan for the petitioner to occupy the site as a single-family residence and Mr. Krajecki stated that there was no plan for him or his family to reside in the subject property.

Chairman Kibort asked if there were any significant interior renovations necessary to accommodate the single-family dwelling use and Mr. Krajecki noted they are waiting to determine the preferences of a prospective tenant before making any changes to the paint and carpeting.

Commissioners Nichols and Chandler noted they understood why the petitioners were requesting the map amendment and were both generally in favor of the proposed rezoning.

5 **A MOTION was made to close the public hearing to consider Petition No. 15-7.1.**

**MOVED: Commissioner Chandler**  
**SECONDED: Commissioner Hahn**  
**AYES: Commissioners Hahn, Nichols, Chandler and Chairman Kibort**  
10 **NAYS: None**  
**ABSTAIN: None**  
**MOTION CARRIED 4:0:0**

15 **A MOTION was made to recommend approval of Petition No. 15-7.1, Starfish Prop LLC, 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 subject to the following condition:**

20 **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.**

25 **MOVED: Commissioner Hahn**  
**SECONDED: Commissioner Nichols**  
**AYES: Commissioners Hahn, Nichols, Chandler, and Chairman Kibort**  
**NAYS: None**  
**ABSTAIN: None**  
30 **MOTION CARRIED 4:0:0**

7. Discussion

Director Nordman reminded the Plan Commission members that the next scheduled meeting is Monday, July 27, 2015, with two public hearing items to be considered that evening.

35 8. Adjournment

**At 6:47 pm, a MOTION was made to adjourn the July 13, 2015 Plan Commission meeting.**

40 **MOVED: Commissioner Hahn**  
**SECONDED: Commissioner Nichols**  
**AYES: Commissioners Hahn, Nichols, Chandler and Chairman Kibort**  
**NAYS: None**  
**ABSTAIN: None**  
45 **MOTION CARRIED 4:0:0**

Respectfully submitted,  
*James Williams*  
Planner  
50 Village of Huntley