

VILLAGE OF HUNTLEY
PLAN COMMISSION MEETING
Monday, August 10, 2015
MINUTES

5

CALL TO ORDER

Acting-Chair Ron Hahn called to order the Village of Huntley Plan Commission meeting for August 10, 2015 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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PLEDGE OF ALLEGIANCE

Acting-Chair Ron Hahn led the Pledge of Allegiance.

ROLL CALL

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PLAN

COMMISSIONERS: Commissioners Darci Chandler, Lori Nichols, and Terra DeBaltz and Acting-Chair Ron Hahn

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COMMISSIONERS

ABSENT:

Commissioner Robert Chandler, Vice-Chair Dawn Ellison and Chairman Tom Kibort

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 July 27, 2015 Plan Commission Meeting Minutes

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A MOTION was made to approve the July 27, 2015 Plan Commission Meeting Minutes as written.

MOVED:

Commissioner Nichols

SECONDED:

Commissioner Darci Chandler

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AYES:

Commissioners Darci Chandler, and Nichols, Acting-Chair Hahn

NAYS:

None

ABSTAIN:

Commissioner Terra DeBaltz

MOTION CARRIED

3:0:1

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6. Public Hearing(s)

A. Petition No. 15-8.1, Heritage Woods of Huntley, LLC, 12450 Regency Parkway, Request is for an Amended Special Use Permit for a Congregate Care Center and Site Plan Review, including any necessary relief to allow a building addition in accordance with the site plan that has been submitted to, and is on file with, the Village of Huntley, pursuant to the requirements of Section 156.204 of the Huntley Zoning Ordinance.

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Planner Williams reviewed a PowerPoint presentation outlining the request from Heritage Woods of Huntley for an Amended Special Use Permit for a Congregate Care Center and Site Plan Review, including any necessary relief, to accommodate the proposed Memory Care Addition to the existing Heritage Woods Assisted Living Facility on the 4.10-acre site located on the east side of Regency Parkway, north of the Regency Parkway/Farm Hill Road intersection.

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INTRODUCTION

Planner Williams stated that Heritage Woods of Huntley is proposing the construction of a ±31,176 square foot Assisted Living and Memory Care addition to the existing seventy-two (72) unit Heritage Woods Assisted Living Center facility located at 12450 Regency Parkway. Planner Williams noted the first phase of Heritage Woods of Huntley was constructed in 2009 and it was anticipated that a second phase would consist of a twenty-four (24) unit addition for assisted living to be located on the east end of the existing facility.

The petitioners are now requesting an amendment to the Special Use Permit for a Congregate Care Center and Site Plan Review, including necessary relief, to accommodate the Memory Care Addition to the existing Heritage Woods Assisted Living facility which will include nine (9) additional assisted-care units and thirty (30) memory-care units. Similarly to the original plan, Planner Williams pointed out that the building addition, proposed on the east side of the existing facility, entails installation of parking areas on the north and south sides of the new memory care addition and adjustments to the site landscaping.

Site Plan

The ±31,176 square foot Memory Care Addition is located at the southeast corner of the site and the main entrance faces south. The addition includes thirty (30) memory care studio apartments on the first floor and nine (9) assisted living apartments on the second story of the extension to the existing facility's east wing. The memory garden, featuring a gazebo, will be located within a courtyard created by the building addition and will be enclosed with a fence on the east side.

Building Elevations

Planner Williams stated that the proposed Memory Care building addition includes the same brick veneer skirting and hardi-board siding exterior materials and in the same proportions as used in the construction of the existing Heritage Woods Assisted Care facility. The petitioner is required to screen all roof top mounted equipment.

Parking

In regard to parking for the site, Planner Williams stated the proposed parking includes the addition of thirty-two (32) parking spaces at the northeast portion of the site, four (4) parallel stalls along the west side of the access drive-aisle on the east side of the site and eight (8) parking stalls adjacent to the Memory Care main entrance at the southeast corner of the property. This, in combination with the existing parking, will result in a total of 121 parking spaces on the site.

Planner Williams note the proposed plan is in conformance with the Regency Square Development Guidelines which includes minimum parking requirements for congregate care facilities in accordance with the following:

- A parking ratio of 1.0 parking space per unit/bed. There will be a total of 111 units (81 assisted living and 30 memory care), therefore requiring 111 parking spaces. The proposed site plan includes seventy-seven (77) existing and forty-four (44) proposed parking spaces (121 total spaces), which includes the requisite six (6) accessible parking stalls.
- One (1) loading space per 175,000 square feet of building space is also required.

Landscaping

Planner Williams outlined the proposed revised landscaping for the site including the replacement of trees removed from the interior and perimeter of the site to accommodate the building addition and added parking, respectively. Planner Williams note that the proposed plan meets the Regency Square Development Guidelines requirement for one (1) tree per forty (40') feet along access drives. The landscape plan includes significant plantings, including ornamental trees and groundcover within the memory garden area as well as plantings flanking the Memory Care entrance and surrounding the rear and sides of the addition's foundation.

Lighting

Planner Williams stated the proposed site lighting surrounding the addition includes the use of the existing shoebox style lighting fixture currently installed in the parking areas at the northwest and southeast portions of the site. Planner Williams noted that the decorative fixtures installed within the front parking lot will remain and the exterior of the Memory Care addition includes wall pack and accent lighting. As proposed the lighting plan is in conformance with the required 2.0 foot-candle average for the parking area and 0.5 foot-candle maximum at the property line.

REQUIRED RELIEF

Planner Williams noted that the following relief will be considered as part of the Site Plan Review process:

- 1. The 2.58-foot setback on the north side of the site requires 7.42-foot relief from the requisite ten (10') foot landscape setback for parking areas.

Village Board Conceptual Review

The Village Board reviewed conceptual plans for the project at their July 9, 2015 meeting and Planner Williams noted that the following concerns regarding the petitioners' request were discussed that evening:

- The Village Board recommended revising the proposed 60-degree parking stalls at the northeast corner of the site to 90-degree parking. *The plans have been revised accordingly.*
- There were concerns raised that the number of parking spaces near the Memory Care entrance at the southeast corner of the site may not be sufficient. *Two (2) additional parking stalls have been added at this portion of the site.*

Special Use Permit

Planner Williams reminded the Plan Commission of the *Standards for Special Use Permits (1) General Standards* listed in the staff report and noted that no special use permit shall be recommended or granted pursuant to this Section unless the applicant shall establish that:

- (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.
- (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.
- (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.
- (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.
- (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.
- (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 the petitioners request a motion of the Plan Commission, to recommend approval of the request from Heritage Woods of Huntley, LLC, 10450 Regency Parkway, for an amended Special Use Permit for a Congregate Care Center and Site Plan Review, including any necessary relief in accordance with the site

plan that has been submitted to, and is on file with, the Village of Huntley, pursuant to the requirements of Section 156.204 of the Huntley Zoning Ordinance.

5 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.
- 10 2. The petitioners will comply with all final engineering revisions to be approved by the Village Engineer and Development Services Department.
3. The petitioner shall obtain final landscape approval of the Landscape Plan from the Development Services Department.
4. All permanent and seasonal plantings must be replaced immediately upon decline.
- 15 5. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
6. All roof-top mounted equipment must be adequately screened.
7. No building plans or permits are approved as part of the submittal.
8. No sign permits are approved as part of the submittal.

20 **A MOTION was made to open the public hearing to consider Petition No. 15-8.1.**

MOVED: Commissioner Nichols
SECONDED: Commissioner DeBaltz
AYES: Commissioners Darci Chandler, Nichols, and DeBaltz and Acting-Chair Hahn
25 **NAYS:** None
ABSTAIN: None
MOTION CARRIED 4:0:0

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

Charles Nordman, Village of Huntley
James Williams, Village of Huntley
35 Michael Dean Chorneyko, 40W304 Lafox Road, St. Charles, IL 60175
David Schoning, 40W304 Lafox Road, St. Charles, IL 60175
Carol Johnson, 14038 Flagstaff Ct., Huntley, IL 60142

40 Acting-Chair Hahn asked if the petitioners had any information that they would like to provide regarding the subject request.

45 Michael Dean Chorneyko addressed the Plan Commission and stated that he appreciated the opportunity to discuss the subject request and welcomed any questions or concerns the Plan Commission has regarding the project.

Commissioner Darci Chandler asked about the emergency exits from the proposed Memory Care addition.

The project's architect, David Schoning, addressed the Plan Commission and stated the proposed Addition includes emergency exit doorways including the main entrance/exit at the southeast corner of the building.

50 Acting-Chair Hahn noted that the conditions of approval require the petitioner to meet all requirements of the Huntley Fire Protection District including the requirements for building emergency ingress/egress.

Commissioner Nichols asked if the access drive around the east side of the site is one-way and whether the proper signage/stripping will be installed to insure one-way traffic is restricted accordingly.

5 Mr. Schoning confirmed that the drive aisle is one-way and also confirmed appropriate signs and pavement stripping will be installed to restrict vehicular traffic.

Commissioner DeBaltz stated that she is supportive of the project as proposed and has no questions or issues.

10 Ms. Carol Johnson stated that her mother is a current resident of the Heritage Woods Assisted Living facility and wanted to know what safety precautions would be taken to protect residents during construction of the Memory Care Addition.

15 Mr. Chorneyko stated that every step would be taken during construction to maintain a protected and safe work site and ensure that the project will have a minimal impact upon the current residents of the facility and adjacent properties.

A MOTION was made to close the public hearing for Petition No. 15-8.1.

20 **MOVED: Commissioner Nichols**
SECONDED: Commissioner DeBaltz
AYES: Commissioners Darci Chandler, Nichols, and DeBaltz and Acting-Chair Hahn
NAYS: None
ABSTAIN: None
MOTION CARRIED 4:0:0

25 **A MOTION was made to recommend approval of the request from Heritage Woods of Huntley, LLC, 10450 Regency Parkway, for an amended Special Use Permit for a Congregate Care Center and Site Plan Review, including any necessary relief in accordance with the site plan that has been submitted to, and is on file with, the Village of Huntley, pursuant to the requirements of Section 156.204 of the Huntley Zoning Ordinance subject to the following conditions:**

- 30
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.
 - 35 2. The petitioners will comply with all final engineering revisions to be approved by the Village Engineer and Development Services Department.
 3. The petitioner shall obtain final landscape approval of the Landscape Plan from the Development Services Department.
 4. All permanent and seasonal plantings must be replaced immediately upon decline.
 - 40 5. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
 6. All roof-top mounted equipment must be adequately screened.
 7. No building plans or permits are approved as part of the submittal.
 - 45 8. No sign permits are approved as part of the submittal.

50 **MOVED: Commissioner Darci Chandler**
SECONDED: Commissioner Nichols
AYES: Commissioners Darci Chandler, Nichols, and DeBaltz and Acting-Chair Hahn
NAYS: None
ABSTAIN: None
MOTION CARRIED 4:0:0

7. Discussion

Director Nordman reminded the Plan Commission members that the next scheduled meeting is Monday, August 24, 2015, with a single item currently scheduled to be considered that evening.

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8. Adjournment

At 6:55 pm, a MOTION was made to adjourn the August 10, 2015 Plan Commission meeting.

10 **MOVED: Commissioner Nichols**
SECONDED: Commissioner Darci Chandler
AYES: Commissioners Darci Chandler, Nichols, and DeBaltz and Acting-Chair Hahn
NAYS: None
ABSTAIN: None
15 **MOTION CARRIED 4:0:0**

Respectfully submitted,

James Williams

Planner

20 Village of Huntley