

**VILLAGE OF HUNTLEY**  
**PLAN COMMISSION MEETING**  
Monday, August 24, 2015  
MINUTES

5

**CALL TO ORDER**

Chairman Tom Kibort called to order the Village of Huntley Plan Commission meeting for August 24, 2015 at 6:31 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 Darci Chandler, Lori Nichols, Terra DeBaltz and Robert Chandler, Vice-Chair Dawn Ellison and Chairman Tom Kibort

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**COMMISSIONERS ABSENT:**

Commissioner Ron Hahn

**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

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A. Approval of the August 10, 2015 Plan Commission Meeting Minutes

**A MOTION was made to approve the August 10, 2015 Plan Commission Meeting Minutes as written.**

**MOVED:**

**Commissioner DeBaltz**

**SECONDED:**

**Commissioner Nichols**

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**AYES:**

**Commissioners Darci Chandler, DeBaltz and Nichols**

**NAYS:**

**None**

**ABSTAIN:**

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

**MOTION CARRIED**

**3:0:3**

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6. Petition(s)

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A. Petition No. 15-8.2, Interplan LLC, petitioner, on behalf of Professional Resource Development, owner, Outlot 7 of the Huntley Grove Commercial Subdivision - Requesting approval of a Final Planned Unit Development for a ±3,616 square foot dental office, pursuant to the requirements of Section 156.204 of the Huntley Zoning Ordinance.

**Development Summary**

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Planner Williams reviewed a PowerPoint presentation outlining the request from the petitioner, Interplan LLC, on behalf of the owner, Professional Resource Development, proposing the construction of a ±3,616 square foot Heartland Dental office building on Outlot 7 (1.47 acres) within the Huntley Grove Commercial Subdivision, adjacent to Route 47. The request for Final Planned Unit Development approval includes associated parking area and landscape improvements of the subject site.

5 Planner Williams recalled that the Annexation Agreement approved in 2007 for the subject property established the Preliminary Planned Unit Development and framework for the development of the Huntley Grove Commercial Subdivision. Additionally, Planner Williams pointed out that the Village's Commercial Design Guidelines, which are an exhibit to the Annexation Agreement, provide further standards for development throughout the commercial subdivision.

10 Planner Williams noted that the Huntley Grove Annexation Agreement approved in 2007 was amended in 2013 as part of the development of Outlot 8 for the McDonald's restaurant. Specifically, the amendment to the Annexation Agreement reduced the greenbelt/landscape buffer for the Huntley Grove Outlots adjacent to Route 47 from 100 feet to 70.5 feet.

### **Staff Analysis**

#### ***Final Planned Unit Development***

15 Planner Williams stated that the proposed ±3,616 square foot Heartland Dental office building, associated parking area and landscaping on Outlot 7 of the Huntley Grove commercial subdivision is located north of the recently developed McDonald's restaurant site and south of the Route 47 access drive to the commercial subdivision.

#### ***Site Plan***

20 Planner Williams noted that a single drive near the northeast corner of the Outlot will provide ingress/egress to the site from the north-south Huntley Grove access drive with twenty-four (24') foot wide two-way drive aisles providing traffic circulation around the proposed building.

25 Planner Williams stated that the proposed front, side and rear-yard building setbacks exceed the minimum required setbacks (70.5 feet, 20 feet and 20 feet, *respectively*) and the parking setbacks for the site are in conformance with the requisite ten (10') foot minimums along the rear and respective side lot lines and the 70.79 feet front-parking setback matches the parking lot setback of the neighboring McDonald's.

30 The site's dumpster enclosure will be constructed of brick to match the dental office building along with solid metal gates. The enclosure will be located within the southeast corner of the site and screened with landscaping.

#### ***Parking***

35 Planner Williams pointed out that the proposed site plan includes forty-seven (47) parking stalls including two (2) accessible spaces which exceeds the parking requirements included in the Declaration of Covenants, Conditions, Easements and Restrictions (CCRs) for the Huntley Grove development which five (5) parking spaces per 1,000 square feet of building space are required for the proposed dental office use, thereby requiring eighteen (18) parking spaces for the site.

#### ***Building Façade***

40 Planner Williams reviewed the proposed exterior materials for the dental office which include flagstone and a combination of two (2) contrasting types of brick with fabric awnings above the building windows. Additionally, column accents will surround the building with a parapet sufficient in height to fully screen all rooftop mounted equipment.

#### ***Landscaping***

45 Planner Williams noted that the submitted landscape plan includes foundation and perimeter plantings and trees meeting the Village's Landscape Ordinance and Commercial Design Guidelines.

#### ***Site Lighting***

50 Planner Williams stated that the Sternberg Prairie Series, lantern-style, double-fixtures mounted in nine (9) locations at a height of approximately twenty-one (21') feet around the proposed parking area are the same light fixtures used on the adjacent McDonald's site. Wall-mounted exterior lighting includes sconce lights at the corners of the building and at the center of each side, as well as gooseneck accent lighting above the building's wall signs. Planner Williams noted that the site lighting is in conformance with the Village's requisite parking

lot lighting with an average minimum illumination of two foot-candles within the parking lot and a maximum of 0.5 foot-candles at the property lines.

***Signage – Wall***

5 Planner Williams pointed out that there are two wall signs proposed for the building, one on the front (west-facing elevation) and the other on the rear (east-facing elevation) of the building and that the one on the rear of the structure requires relief with the Final Planned Development approval for a wall a sign without street frontage.

10 ***Signage – Ground Sign***

The proposed six- (6') foot tall, eight- (8') foot wide monument sign for the dental office will include the requisite landscaping at the base and matches the Outlot monument sign-template approved with the Huntley Grove Preliminary Planned Unit Development including a brick base and cast-stone surrounding the sign-copy area.

15 **Village Board Conceptual Review**

Planner Williams stated the Village Board's review of the conceptual plans for the project at their June 18, 2015 meeting included comments generally in favor of the development plans as presented and referred the project on to the Plan Commission to begin the formal development review and approval process.

20 ***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:

- 25
- (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.
  - 30 (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.
  - 35 (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.
  - 40 (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.

45 **ACTION REQUESTED**

Planner Williams stated the petitioners request a motion of the Plan Commission, to recommend approval of the request from Interplan LLC, petitioner, on behalf of Professional Resource Development, owner, Outlot 7 of the Huntley Grove Commercial Subdivision - Requesting approval of a Final Planned Unit Development for a ±3,616 square foot dental office, pursuant to the requirements of Section 156.204 of the Huntley Zoning Ordinance.

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 (see list of exhibits) and all other applicable Village Municipal Services (Engineering, Public Works, Planning and Building) site design standards, practices and permit requirements.
2. The petitioner will comply with all final engineering revisions to be approved by the Village Engineer and Development Services Department.
3. The Village of Huntley will require adherence to Illinois drainage law and best management practices for stormwater management. The petitioner, its agents and assignees are responsible for not increasing the rate of stormwater runoff and will be required, to the extent practicable, to minimize any increase in runoff volume through “retention” and design of multi stage outlet structures.
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 address the replacement of existing landscape materials in poor condition along the Route 47 frontage.
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.

Planner Williams concluded the PowerPoint presentation, stating Staff and petitioner’s representative, Dennis Cabala with Interplan LLC, welcome any questions or concerns the Plan Commission members have regarding the proposed Final Planned Unit Development project.

Chairman Kibort pointed out the Heartland Dental color elevations exhibit included in the Plan Commission packet are incorrectly labeled.

Vice-Chair Ellison suggested that the south side elevation, near the rear of the proposed Dental building, could be improved with a faux window feature.

Mr. Cabala noted that the feature suggested by Vice-Chair Ellison could be considered for the south side of the building.

Vice-Chair Ellison noted that she was concerned whether the proposed lighting on the north side of the building would be sufficient to safely illuminate that portion of the property.

Director Nordman noted there are wall mounted fixtures on the building in addition to the pole mounted parking lot lights.

Vice-Chair Ellison noted she was concerned that the width of the ingress/egress driveway at the northeast corner of the site.

Mr. Cabala reminded the Plan Commission that the proposed twenty-four (24’) foot wide drive aisle meets the Village’s Parking Regulation requirements.

Commissioner Darci Chandler stated that she was in favor of the project as proposed.

Commissioner Nichols stated that while she is generally in favor of the proposed site layout and the aesthetics of the building elevations she suggested that an additional accessible parking space may be appropriate.

Commissioner DeBaltz stated that she was generally in favor of the project as proposed and supportive of the suggestions made by the other Plan Commission members for revisions to the site plan.

Commissioner Robert Chandler had questions regarding the exterior material for the parapet cap around the proposed building as well as the material along the top of the dumpster enclosure.

Mr. Cabela stated the material proposed for the principal building's parapet cap was a dryvit-type material and a similar grout cap is to be used along the top of the dumpster enclosure.

5 Commissioner Chandler stated that he believes the south side elevation looks fine and that he is generally not in favor of the suggested faux window.

10 **A MOTION was made to recommend approval of the request from Interplan LLC, petitioner, on behalf of Professional Resource Development, owner, Outlot 7 of the Huntley Grove Commercial Subdivision - Requesting approval of a Final Planned Unit Development for a ±3,616 square foot dental office, pursuant to the requirements of Section 156.204 of the Huntley Zoning Ordinance subject to the following conditions:**

- 15 **1. All public improvements and site development must occur in full compliance with the submitted plans (see list of exhibits) and all other applicable Village Municipal Services (Engineering, Public Works, Planning and Building) site design standards, practices and permit requirements.**
- 2. The petitioner will comply with all final engineering revisions to be approved by the Village Engineer and Development Services Department.**
- 20 **3. The Village of Huntley will require adherence to Illinois drainage law and best management practices for stormwater management. The petitioner, its agents and assignees are responsible for not increasing the rate of stormwater runoff and will be required, to the extent practicable, to minimize any increase in runoff volume through “retention” and design of multi stage outlet structures.**
- 4. The petitioner shall obtain final approval of the Landscape Plan from the Development Services Department.**
- 25 **5. The petitioner shall work with Village Staff to address the replacement of existing landscape materials in poor condition along the Route 47 frontage.**
- 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.**
- 30 **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 shall revise the building elevations to add a faux window to the rear of the south side of the building.**
- 11. The petitioner shall provide an additional accessible parking/loading space to the site plan layout.**
- 35 **12. The petitioner shall increase the width of the ingress/egress access drive at the north east corner of the site to twenty-six (26') feet.**

**MOVED:** Vice-Chair Ellison  
**SECONDED:** Commissioner Robert Chandler  
40 **AYES:** Commissioners Darci Chandler, Nichols, DeBaltz, and Robert Chandler and Vice-Chair Ellison and Chairman Kibort  
**NAYS:** None  
**ABSTAIN:** None  
**MOTION CARRIED 6:0:0**

45 7. Discussion

Director Nordman reminded the Plan Commission members that the next scheduled meetings are Monday, September 14 and 28, 2015, and that at this time there not items scheduled to be considered at the 50 Monday September 14<sup>th</sup> meeting.

8. Adjournment

At 7:05 pm, a MOTION was made to adjourn the August 24, 2015 Plan Commission meeting.

5    **MOVED:**                    **Vice Chair Ellison**  
      **SECONDED:**         **Commissioner Nichols**  
      **AYES:**                    **Commissioners Darci Chandler, Nichols, DeBaltz, and Robert Chandler and Vice-Chair Ellison and Chairman Kibort**  
      **NAYS:**                    **None**  
      **ABSTAIN:**             **None**  
10   **MOTION CARRIED 6:0:0**

Respectfully submitted,

*James Williams*

Planner

15 Village of Huntley