

VILLAGE OF HUNTLEY
PLAN COMMISSION MEETING
Monday, September 28, 2015
MINUTES

5

CALL TO ORDER

Vice-Chair Dawn Ellison called to order the Village of Huntley Plan Commission meeting for September 28, 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 Dawn Ellison led the Pledge of Allegiance.

ROLL CALL

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PLAN

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

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COMMISSIONERS

ABSENT:

Commissioner Robert Chandler and Chairman Tom Kibort

ALSO PRESENT:

Director of Development Services Charles Nordman and Planner James Williams

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4. Public Comments Charles Akerberg, 11007 Church Street, stated he was concerned the commemorative paving bricks within the downtown square may be impacted or even discarded as part of the downtown streetscape project.

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Director Nordman noted the downtown streetscape project did not include impacting or relocating the commemorative bricks in the Village square.

5. Approval of Minutes

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A. Approval of the August 24, 2015 Plan Commission Meeting Minutes

A MOTION was made to approve the August 24, 2015 Plan Commission Meeting Minutes as written.

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MOVED:

Commissioner Nichols

SECONDED:

Commissioner DeBaltz

AYES:

Commissioners Darci Chandler, Nichols and DeBaltz and Vice-Chair Ellison

NAYS:

None

ABSTAIN:

Commissioner Ron Hahn

MOTION CARRIED

4:0:1

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6. Petition(s)

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A. Petition No. 15-9.1, Dean IL Dairies LLC, petitioner and owner, 11710, 11716 and 11718 Mill Street - Requesting approval of (i) a Map Amendment to rezone property from "B-2" Highway Service and "R-2" Single Family Residence District to "M" Manufacturing District; (ii) Special Use Permit for Outside Storage of Vehicles; and (iii) Site Plan Review, including approval of such relief as may be necessary to allow for development 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.

Background Information

5 Director Nordman began the presentation noting the petitioner and owner of the subject property at 11710, 11716 and 11718 Mill Street is Dean IL Dairies LLC, 11713 Mill Street, Huntley, IL 60142 and their request includes the proposed reconfiguration and expansion of the ±6.2-acre truck parking area at the Deans' transportation facility located on the north side of Mill Street.

10 **Introduction**

Director Nordman continued stating the development request entails the reconstruction and expansion of the existing aggregate parking lot for the Dean Foods transportation facility on the north side of Mill Street. Last year, at the request of the Village, Dean Foods constructed a landscaped berm along the east property line to screen the truck parking from view of the Downtown. Dean Foods had previously planted 28 pine trees to the west of the lot to screen the trucks from view of Route 47.

15 Additionally, Director Nordman pointed out that the proposed project also includes the installation of storm sewer to aid in site drainage and construction of a stormwater detention and retention area in accordance with Village ordinance. Landscaping improvements to screen the truck parking from surrounding properties is also part of the project. Director Nordman also pointed out that no additions, demolitions, or improvements to the existing buildings are proposed as part of this request.

Map Amendment

25 Director Nordman noted that the requested map amendment will rezone portions of Dean's property, north of Mill Street, from "R-2" Single Family Residence and "B-2" Highway Service to "M" Manufacturing. Currently, approximately ±1.2 acres of the property is zoned "R-2" Single Family Residence and ±1.43 acres is zoned "B-2" Highway Service with the remaining ±3.57 acres zoned "M" Manufacturing.

30 The petitioner is requesting the proposed map amendment to rezone portions of the property shown on the map included in the Staff report packet in order to reconfigure and expand the existing truck parking area located on the north side of Mill Street. The two "R-2" zoned properties on Mill Street (11716 and 11718 Mill Street) were purchased by Dean in January 2005. The homes on the properties were demolished; however, the properties were not rezoned. These properties have since been maintained by Dean as open space.

35 The Village Board previously approved the rezoning of two parcels on Mill Street, directly west of the railroad tracks, for Dean Foods in December of 1994 (Ordinance No. 94-12-08-005). Director Nordman pointed out that the remaining property to the north is already zoned manufacturing and that Staff's research of old zoning maps indicated the property has been zoned manufacturing since at least 1973.

40 ***Special Use Permit***

Director Nordman stated that the requested Special Use Permit for outside storage of vehicles will allow the petitioner to expand and reconfigure the truck parking on portions of the property that are proposed for rezoning to "M" Manufacturing.

45 In regard to the Plan Commission's review of a Special Use Director Nordman noted that the Plan Commission shall consider the following standards:

- (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.

Site Plan Review

Director Nordman stated that the petitioner is proposing to pave, reconfigure and expand the existing truck parking area on the north side of Mill Street, directly across from the Deans plant. The plan will pave and screen the existing gravel truck parking area and provide a staging area for trucks waiting to enter Dean's receiving area located on the south side of Mill Street. The existing Dean transportation building will remain unmodified.

Director Nordman continued noting that the proposed plan is divided into five phases to be implemented over several years with the summary of the proposed phasing as follows:

Phase 1 – Construct and landscape a berm along the east lot line. At the request of the Village, this work was completed in 2014.

Phase 2A – Relocate 28 existing pine trees to allow for construction of stormwater detention pond. This work is proposed for completion in the fall of 2015.

Phase 2B – Construct the stormwater detention pond and installation of additional landscaping along the west lot line.

Phase 3 – Installation of additional landscaping and fence along the west lot line and construction of the new curb cut and driveway on Mill Street.

Phase 4 – Paving and landscaping of the truck staging area adjacent to Mill Street.

Phase 5 – Paving of the truck parking area (north of the building).

Parking

Furthermore, Director Nordman noted that as part of the proposed improvements 59 truck parking spaces and 12 employee parking spaces will be created north of the existing Dean transportation building. To the south of the building, an additional 15 employee parking spaces and 14 staging spaces will be created for trucks waiting to enter the receiving area. The proposed design includes both a 41 foot wide and a 65 foot wide driveway aprons along Mill Street while the existing condition is a single 75 foot wide (approximately) apron. The proposed openings require relief since they exceed the 25 feet which is the maximum width allowed by the Zoning Ordinance (Section 156.106(C)(5)).

Landscaping

Director Nordman outlined the proposed landscaping plan to be implemented over the project's five (5) phases with much of the landscape screening being installed within Phases 2A and 3. The remaining landscaping adjacent to the building and within the truck staging area will be installed in Phase 4 in association with the construction of the staging area and employee parking spaces.

As Director Nordman previously noted, a landscaped berm has already been constructed along the east lot line to screen the truck parking from view of the Downtown and pine trees have been planted to the west to screen the truck parking area from Route 47.

As part of Phase 2A, the 28 pine trees planted to the west will be replanted to accommodate the construction of the stormwater pond that is proposed to be constructed in Phase 2B. The pine trees will be replanted along what will be the western edge of the stormwater pond, adjacent to Route 47. The other proposed landscaping to be added to the site will serve to screen the expanded truck parking area from the adjacent properties to the west. A 6-foot tall solid fence will run along the west property line for the full length of the adjacent residential property and Blue Junipers will be planted along the fence line for additional screening. A mix of evergreens, shrubs, and trees will be planted adjacent to Mill Street.

Lighting

Director Nordman outlined the proposed lighting for the site noting that the existing lighting within the lot will be replaced with new pole mounted LED fixtures and that three (3) poles will be located within the truck parking lot, each with four (4) fixtures, and two poles each with a single fixture will be located within the truck staging area. Wall mounted fixtures will provide lighting for the employee parking areas at both the front and rear of the transportation building. The photometric plan is in conformance with required light levels along all property lines (zero footcandles are shown at residential property lines).

Required Relief

Director Nordman pointed out that as part of the Site Plan Review process the following single element of relief is required for the project:

1. The proposed site plan includes both a 41 foot wide and a 65 foot wide driveway aprons along Mill Street while the existing condition is a single 75 foot wide (approximately) apron. The proposed openings require relief since they exceed the 25 feet which is the maximum width allowed by the Zoning Ordinance (Section 156.106(C)(5)).

Action Requested

The petitioners request a motion of the Plan Commission, to recommend approval of the request from Dean IL Dairies LLC, petitioner and owner, 11710, 11716 and 11718 Mill Street - Requesting approval of (i) a Map Amendment to rezone property from “B-2” Highway Service and “R-2” Single Family Residence District to “M” Manufacturing District; (ii) Special Use Permit for Outside Storage of Vehicles; and (iii) Site Plan Review, including approval of such relief as may be necessary to allow for development 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.

Director Nordman stated that 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 Landscape Plan shall be modified to increase the size of the Blue Point Junipers to be no less than 6 feet at the time of planting.
4. The Landscape Plan shall be modified to increase the density of the Blue Point Junipers along the west lot line in areas where there is no fence. The required density shall provide full screening of the truck parking.
5. The petitioner shall obtain final approval of the Landscape Plan from the Development Services Department.
6. All permanent and seasonal plantings must be replaced immediately upon decline.
7. All site lighting shall be directed downward so no glare is visible from surrounding properties.
8. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
9. No building plans or permits are approved as part of the submittal.

10. No sign permits are approved as part of the submittal.

5 Director Nordman concluded the PowerPoint presentation, stating that the public hearing requirements for the request have been fulfilled including sign on the property, letters to adjacent property owners and notice in the newspaper and that Staff and petitioners' representatives welcome any questions or concerns the Plan Commission members have regarding the subject requests.

A MOTION was made to open the public hearing to consider Petition No. 15-9.1.

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

20 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:

Charles Nordman, Village of Huntley
Ken Graham, Dean IL Dairies LLC, 11713 Mill Street, Huntley, IL 60142
Todd Ost, Dean IL Dairies LLC, 11713 Mill Street, Huntley, IL 60142
25 Dolores McGee, 11710 Mill Street, Huntley, IL 60142
Eric Krush, 11107 Church Street, Huntley, IL 60142

The representatives from Dean IL Dairies LLC stated that they had nothing to add to Staff's presentation.

30 Ms. Dolores McGee addressed the Plan Commission and noted that her home, 11720 Mill Street, is the property immediately adjacent to the west of the proposed parking area addition and while she appreciates the positive impact the proposed project will have on the area she is concerned the screening fence proposed along her eastern lot line will be too imposing. Ms. McGee suggested a plan without a fence or installing the fence approximately sixty (60') feet from the front property line at Mill Street rather than the thirty (30') stipulated on
35 the plans.

Mr. Graham with Dean IL Dairies LLC, addressed the Plan Commission and noted the screening fence was a Village requirement, but, acknowledged Dean Foods is willing to compromise with a plan that adequately screens the subject site and satisfies all interested parties.
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Commissioner Hahn asked if the landscape plan for the site included planting vegetation on the east side of the pole barn at the northern end of the subject site.

45 Ms. Graham noted the landscaping on this portion of the site has already been installed.

Commissioner Darci Chandler noted her concerns regarding the proposed lighting plan and whether it will be sufficient to safely illuminate the area around the building.

50 Mr. Ost with Dean IL Dairies LLC, stated the proposed lighting plan was designed to adequately illuminate the site while maintaining a zero foot-candle level at the perimeter of the site to avoid negatively impacting the surrounding properties.

Director Nordman noted the northern two-thirds of the site is intended for truck storage with traffic circulation and other activity expected to be minimal at night.

5 Commissioner DeBaltz stated that she is in favor of the proposed plan and believes it will be an asset to the area.

Commissioner Hahn noted that the project will result in a single address to be used for the property and Director Nordman confirmed that a single address will be used for the site.

10 Vice-Chair Ellison asked if the proposed development of the Dean Foods property will impact the rail station site on the north side of the railroad tracks and Director Nordman noted that neither project will have an impact on the other.

15 Mr. Krush, 11107 Church Street, stated that he believed the proposed Dean Foods project was aimed at alleviating traffic congestion within the subject property and Vice-Chair Ellison agreed stating the proposed project have a positive impact on not only the site but also the surrounding area.

Mr. Krush asked the petitioners if future plans included installing additional landscaping between the railroad tracks and Dean Foods northern property line.

20 Mr. Graham stated that there were no plans to install any additional landscaping along this portion of the perimeter of the subject property.

A MOTION was made to close the public hearing to consider Petition No. 15-9.1.

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

35 **A MOTION was made to recommend approval of the request from Dean IL Dairies LLC, petitioner and owner, 11710, 11716 and 11718 Mill Street for (i) a Map Amendment to rezone property from “B-2” Highway Service and “R-2” Single Family Residence District to “M” Manufacturing District; (ii) Special Use Permit for Outside Storage of Vehicles; and (iii) Site Plan Review, including approval of such relief as may be necessary to allow for development 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:**

- 40
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.**
 - 45 3. **The Landscape Plan shall be modified to increase the size of the Blue Point Junipers to be no less than 6 feet at the time of planting.**
 4. **The Landscape Plan shall be modified to increase the density of the Blue Point Junipers along the west lot line in areas where there is no fence. The required density shall provide full screening of the truck parking.**
 - 50 5. **The petitioner shall obtain final approval of the Landscape Plan from the Development Services Department.**
 6. **All permanent and seasonal plantings must be replaced immediately upon decline.**

- 7. All site lighting shall be directed downward so no glare is visible from surrounding properties.
- 8. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
- 9. No building plans or permits are approved as part of the submittal.
- 10. No sign permits are approved as part of the submittal.
- 11. The petitioner shall investigate the possibility of adjusting the length of the screening fence on the west side of the subject site.

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

7. Discussion

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Director Nordman reminded the Plan Commission members that the next scheduled meeting is Monday, October 12, 2015, and the conceptual review of the Centegra Medical Office Building and the St. Mary Church Maintenance Building are scheduled for that evening.

8. Adjournment

25 **At 7:10 pm, a MOTION was made to adjourn the September 28, 2015 Plan Commission meeting.**

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

35 Respectfully submitted,

James Williams
 Planner
 Village of Huntley