

VILLAGE OF HUNTLEY
PLAN COMMISSION MEETING
Monday, November 9, 2015
MINUTES

5

CALL TO ORDER

Chairman Tom Kibort called to order the Village of Huntley Plan Commission meeting for November 9, 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, Ron Hahn and Terra DeBaltz, Vice-Chair Dawn Ellison and Chairman Tom Kibort

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COMMISSIONERS

ABSENT: Commissioners Lori Nichols and Robert Chandler

ALSO PRESENT: Director of Development Services Charles Nordman and Planner James Williams

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4. Public Comments None.

5. Approval of Minutes

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A. Approval of the October 12, 2015 Plan Commission Meeting Minutes

A MOTION was made to approve the October 12, 2015 Plan Commission Meeting Minutes with the following changes:

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Page 5, Lines 10 and 11, revise to include “specifically the inadequate amount of topsoil on the parking lot islands and native plantings around the detention ponds.”

MOVED: Vice-Chair Ellison

SECONDED: Commissioner Hahn

AYES: Commissioners Darci Chandler and Hahn, Vice-Chair Ellison and Chairman Tom Kibort

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NAYS: None

ABSTAIN: Commissioner DeBaltz

MOTION CARRIED 4:0:1

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6. Public Hearing(s)

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A. Petition No. 15-11.1, Randall Road Animal Hospital, Petitioner, and Interstate Partners, as owner, 12372 Princeton Drive - Public Hearing to consider a request for a Special Use Permit for a Veterinary Clinic within the “C-2-PDD” Regional Retail – Planned Development District, pursuant to the requirements of Village of Huntley Ordinance (O) 1999.08.12.04 which established the Regency Square Development Guidelines.

Background Information

Planner Williams began the PowerPoint presentation outlining the request stating Randall Road Animal Hospital, petitioner, and Interstate Partners LLC, owners, are proposing a veterinary clinic in the ±1,483 square foot lease space at 12372 Princeton Drive.

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Development Summary

Planner Williams stated that the subject tenant space is located at the southern end of the three-unit building within Lot 6A, Regency Square – Unit 1. The two (2) occupied tenant spaces within the multi-tenant building include Athletico Physical Therapy and Sleepy’s at 12360 and 12364 Princeton Drive, respectively.

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The proposed veterinary clinic will operate under the name Sun City Animal Clinic and provide preventative care, minor surgery and treat sick animals, primarily dogs and cats, five or six days a week between the hours of 8:00 a.m. and 7:00 p.m. Planner Williams noted that initially the facility will operate with one veterinarian and two or three employees and ultimately have no more than five (5) employees. The clinic staff will transfer any animals requiring more intensive care and/or overnight accommodation to their Crystal Lake facility and will not board animals overnight. The veterinary clinic will provide a dog waste station in the landscape area on the south side of the building.

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Special Use Permits

Planner Williams stated that the Regency Square Development Guidelines require veterinary clinics to obtain approval of a Special Use Permit.

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In regard to the Plan Commission’s review of a Special Use, Planner Williams noted that the Plan Commission shall consider the following standards (with the petitioners’ response to each standard shown in *italics*):

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General Standards. 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.

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The proposed animal clinic providing small animals with preventative care, surgery and treat sicknesses without the overnight boarding of animals will be in harmony with the Regency Square Development Guideline requirements.

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- (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.

40

The petitioner will keep the interior of the clinic and surrounding area clean and maintain a dog waste station outside the facility.

- (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.

45

The petitioner will ensure that the surrounding exterior of the clinic is clean and properly maintained.

- (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.

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The proposed tenant space is sufficiently served by public facilities, including water and sewer utilities, and police and fire district protection.

- 5 (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.

The petitioner expects no traffic congestion attributed to the animal clinic.

- 10 (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.

The proposed animal clinic will not result in the destruction, loss or damage of any natural, scenic or historic feature of significant importance.

- 15 (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.

The petitioner ensures their compliance with all Village codes and regulations.

20 **Action Requested**

The petitioner requests a motion of the Plan Commission to recommend approval of Petition No. 15-11.1, Randall Road Animal Hospital, petitioner, and Interstate Partners, as owner, the Special Use Permit for a Veterinary Clinic within the “C-2-PDD” Regional Retail – Planned Development District, pursuant to the requirements of Village of Huntley Ordinance (O) 1999.08.12.04 which established the Regency Square Development Guidelines.

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

- 30 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.
- 35 2. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
3. An animal waste station shall be provided on the exterior of the tenant space and shall be properly maintained at all times.
4. No building plans or permits approved as part of this submittal.
5. No sign permits approved as part of this submittal.

A MOTION was made to open the public hearing to consider Petition No. 15-11.1.

40 **MOVED: Commissioner DeBaltz**

SECONDED: Commissioner Hahn

AYES: Commissioners Darci Chandler, Hahn and DeBaltz, Vice-Chair Ellison and Chairman Kibort

NAYS: None

45 **ABSTAIN: None**

MOTION CARRIED 5:0:0

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

Charles Nordman, Village of Huntley

James Williams, Village of Huntley

Dr. Mandeep Sandhu, 4261 Galway Road, Lake in the Hills, IL 60156
Jeff Possin, Interstate Partners, 90 Prairie Parkway, Gilberts, IL 60136

5 Dr. Mandeep Sandhu, addressed the Plan Commission noting that he operates three (3) existing veterinary clinics that are located in retail centers similar to the Regency Square development.

Dr. Sandhu provided photos of the exterior and interior of the existing veterinary clinic locations for the Plan Commission to review.

10 Jeff Possin with Interstate Partners LLC, owners of the subject lease space, addressed the Plan Commission and stated that he believed the proposed veterinary clinic will fit appropriately within the subject lease space.

Commissioner Darci Chandler noted her concern that the proposed veterinary facility is so close to the adjacent gas station within the retail strip center to the south.

15 Dr. Sandhu reiterated that his existing veterinary clinics are located in retail settings that are very similar to the Regency Square development and that there have been no issues with the animals at these locations which he attributes to the scheduling of appointments that generally accommodate one animal at any one time.

20 Vice-Chair Ellison asked the square footage size of the existing locations and Dr. Sandhu noted the South Elgin location is approximately 2,000 square feet and the North Aurora location is approximately 1,500 square feet.

Vice-Chair Ellison noted that animals requiring overnight accommodation would be taken to another veterinary facility and she wanted to know the location of this veterinary clinic.

25 Dr. Sandhu stated that the facility, Randall Road Animal Hospital, is at 1580 Carlemont Drive, Crystal Lake, IL, on the west side of Randall Road between Ackman and Miller Roads.

30 Vice-Chair Ellison stated that believes this may not be an appropriate location for a veterinary clinic given that animal waste may not be able to be adequately maintained.

Dr. Sandhu stated that an animal waste station will be installed and appropriately maintained.

35 Commissioner Hahn requested clarification for disposal of animal waste and Dr. Sandhu noted that the disposal of animal waste will be performed appropriately as per the local trash collection requirements.

Vice-Chair Ellison pointed out that the two existing veterinary clinics in Huntley are both “stand-alone” facilities rather than located within a retail strip center.

40 Chairperson Kibort noted his concern that the area to be used for the animal waste station is “self-policed” by pet owners and perhaps an artificial turf area could be accommodated to emphasize the portion of the property that is to be used as an animal waste area.

45 Director Nordman noted that the grass area on the south side of the proposed lease space is approximately twenty (20’) feet wide.

Mr. Possin acknowledged that he would be willing to work with the veterinary clinic to establish a suitable area for the animal waste station on the south side of the site.

50 Commissioner DeBaltz noted that the proposed location would be convenient for Del Webb residents and asked the petitioner how long the existing veterinary clinic sites have operated.

Dr. Sandhu noted the Crystal Lake location opened in a retail tenant space in 2007 and moved to a stand-alone site in 2011 and the South Elgin site opened in 2012 and the North Aurora location opened in 2013.

A MOTION was made to close the public hearing to consider Petition No. 15-11.1.

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

15 **A MOTION was made to recommend approval of the request from Randall Road Animal Hospital, petitioner, and Interstate Partners, as owner, for the Special Use Permit for a Veterinary Clinic within the “C-2-PDD” Regional Retail – Planned Development District, pursuant to the requirements of Village of Huntley Ordinance (O) 1999.08.12.04 which established the Regency Square Development Guidelines, subject to the following conditions:**

- 20 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 is required to meet all development requirements of the Huntley Fire Protection District.
- 25 3. An animal waste station shall be provided on the exterior of the tenant space and shall be properly maintained at all times.
4. No building plans or permits approved as part of this submittal.
5. No sign permits approved as part of this submittal.
- 30 6. An area of artificial turf shall be provided in the landscaped area to the south of the tenant space for pets to use as a restroom.

MOVED: Commissioner Darci Chandler
SECONDED: Commissioner Hahn
AYES: Commissioners Darci Chandler, Hahn and DeBaltz, and Chairman Kibort
35 **NAYS:** Vice-Chair Ellison
ABSTAIN: None
MOTION CARRIED 4:1:0

40 B. Petition No. 15-11.2, N3 Real Estate, as contract purchaser, and Viking – TDC Huntley, LLC, as owner, Outlot 9 of the Huntley Grove Commercial Subdivision - Public Hearing to consider a request for Final Planned Unit Development, including any necessary relief and a Special Use Permit for a Burger King Restaurant with a Drive-Through, pursuant to the requirements of Section 156.204 of the Huntley Zoning Ordinance.

Background Information

45 Planner Williams began the PowerPoint presentation outlining the request stating the petitioner N3 Real Estate and Viking – TDC Huntley, LLC, owner, propose development of a Burger King restaurant including dual drive-through lanes and associated site improvements within Outlot 9 of the Huntley Grove, the 1.37-acre site located at the southeast of the Route 47 and Kreutzer Road intersection.

Development Summary

50 Planner Williams continued stating the request entails construction of a 2,567 square foot Burger King Restaurant on Outlot 9 (1.37 acres) within the Huntley Grove Commercial Subdivision, adjacent to Route 47. In

addition to Final Planned Unit Development approval, the proposed restaurant includes dual drive-through lanes necessitating a Special Use Permit.

5 Planner Williams noted 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 stipulating that the Plan Commission and Village Board are to review and approve the Final Planned Unit Development plan for each Lot/Outlot. The Village's Commercial Design Guidelines, which is an exhibit to the Annexation Agreement, provides further standards for development throughout the commercial subdivision.

10 Additionally, Planner Williams stated that the Annexation Agreement that originally served to annex and zone the Huntley Grove commercial subdivision 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.

15 ***Required Approvals***

Planner Williams noted that the following review and approvals are required from the Plan Commission and Village Board for the proposed development of the 1.37-acre site:

- Final Planned Unit Development, including any necessary relief
- Special Use Permit for a Restaurant with a Drive-Through

STAFF ANALYSIS

25 ***Final Planned Unit Development***

Planner Williams stated that the 2,567 square foot Burger King Restaurant, with dual drive-through lanes and associated site improvements, is proposed on Outlot 9 of the Huntley Grove commercial subdivision, directly south of McDonald's.

30 ***Site Plan***

Ingress/egress to the site will be from two drives on the east side of the Outlot to/from the north-south Huntley Grove access drive providing traffic circulation throughout the commercial subdivision. The eighteen (18') foot wide one-way drive aisles provide vehicular circulation within the site.

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

40 Planner Williams stated that site's dumpster enclosure will be constructed of brick to match the restaurant building, will include solid metal gates and be screened with landscaping including nine (9) Emerald Green Arborvitae.

Parking

45 Planner Williams stated that the Declaration of Covenants, Conditions, Easements and Restrictions (CCRs) for Huntley Grove, recorded in 2007 included a requirement specifying ten (10) parking spaces per 1,000 square feet for restaurants under 5,000 square feet. The Annexation Agreement for the Huntley Grove property required a lower parking ratio of four (4) parking spaces per 1,000 square feet. Planner Williams pointed out that the forty (40) parking spaces proposed on the site exceed the requirements of both the CCRs and annexation agreement.

Building Façade

Planner Williams stated that the proposed Burger King restaurant facade includes a combination of dark brown and crème-color face brick, vintage wood fiber cement board and metal awnings. The main entrance is on the south (side) elevation, with a secondary entrance on the west (front) elevation and drive-through windows on the north (side) of the building. Planner Williams noted that a building materials sample board is available for inspection at this evening’s meeting.

Site Lighting

Planner Williams stated that the Parkway Square® lantern-style, single-light fixtures that are proposed for the site are the same manufacturer/type of fixture used on the adjacent McDonald’s site and that the Village’s Zoning Ordinance requirements for parking lot lighting (i.e. 2.0 foot-candle average and 0.5 foot-candle maximum at the property line) will be in compliance prior to the issuance of a building permit.

Landscaping

Planner Williams stated that proposed landscape plan includes foundation and perimeter plantings and trees meeting or exceeding the Village’s Landscape Ordinance and Commercial Design Guidelines and reiterated that the dumpster enclosure screening includes nine (9) Emerald Green Arborvitae.

Signage – Wall

Planner Williams noted that Village’s Sign Regulations allow a single wall with square footage not to exceed the linear frontage of the building frontage. The front (west) elevation of the Burger King restaurant facing Route 47 is thirty-four (34’) feet wide. Proposed signage for the restaurant includes three (3) 28.3 square foot circular “Burger King” logo signs on the front (west), drive-through (north) side and main entrance (south) side, with a “Taste is King” sign and a “Home Of The Whopper” sign proposed on the south side of the restaurant. The proposed five (5) wall signs (totaling 127.4 total square feet) require relief for four (4) additional wall signs and an additional 93.4 square feet.

In accordance with the Sign Ordinance, the restaurant is permitted one wall sign; therefore, relief will be required to allow four (4) additional wall signs. Additionally, the “Merchandising” sign areas, shown on the north and south elevations, are prohibited and will be removed (these are shown only on the black and white version of the building elevations).

Signage – Ground Sign

Planner Williams reviewed the proposed ground signage for the restaurant including a two-sided, 5’ x 10’ (50 square foot/side), six (6’) foot tall monument sign adjacent to Route 47. Planner Williams noted that the monument sign includes an electronic message board and will be constructed of brick to match the building with stone cap. Furthermore, Planner Williams noted that the architectural style of the proposed Outlot monument sign, which does not match the monument design template for the commercial subdivision outlots, as well as the electronic message board will both require relief as part of the Final Planned Unit Development approval.

Planner Williams noted that the two-sided, three (3’) foot tall, 5.0 square foot directional signage proposed for the site is in conformance with all applicable Sign Regulations.

Final Planned Unit Development - Requested Relief

- 1. The Sign Package requires the following relief:
 - a. Wall Signage – relief for four (4) additional signs and an additional 93.4 square feet
 - b. Monument Sign – relief to accommodate the architectural style not matching the Outlot sign-template approved as part of the Planned Unit Development for the Huntley Grove site.
 - c. Monument Sign – relief to accommodate the Electronic Message Board

Special Use Permit

The Annexation Agreement for the subject property limits drive-through restaurants to no more three (3) within the Huntley Grove Outlots. The proposed Burger King restaurant with dual drive-through lanes represents the

second of these establishments to develop on an Outlot within the Huntley Grove commercial subdivision with the McDonald's restaurant adjacent to the north being the first.

5 Per the Huntley Zoning Ordinance, a Special Use Permit is required for drive-through food service in the "B-3" Shopping Center Business District and when reviewing a Special Use Permit, the Plan Commission must consider the standards identified in Section 156.068(E) of the Zoning Ordinance. No Special Use Permit shall be recommended or granted pursuant to Section 156.068(E) unless the applicant establishes the following:

10 Standards for Special Use Permits (1) General Standards. No special use permit shall be recommended or granted pursuant to this Section unless the applicant shall establish that:

- 15 (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.
- 20 (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.
- 25 (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.
- 30 (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.
- 35 (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.

VILLAGE BOARD CONCEPT REVIEW

35 Planner Williams stated that the Village Board reviewed the conceptual plans for the project on October 15, 2015, and referred it to the Plan Commission to begin the formal development review and approval process. Village Board recommendations included the following:

- Darker color for the building's awnings
- Adding gooseneck lighting over the building's awnings.

Action Requested

40 Planner Williams concluded the PowerPoint presentation noting the petitioner requests a motion of the Plan Commission, to recommend approval of Petition No. 15-11.2, N3 Real Estate, as contract purchaser, and Viking – TDC Huntley, LLC, as owner, Public Hearing to consider a request for Final Planned Unit Development, including any necessary relief and a Special Use Permit for a Restaurant with a Drive-Through, pursuant to the requirements of Section 156.204 of the Huntley Zoning Ordinance.

45 Staff recommends the following conditions be applied should the Plan Commission forward a positive recommendation to the Village Board:

- 50 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.
- 5 4. The electronic message center sign shall contain static messages only and shall not have movement or the appearance or optical illusion of movement, of any part of the sign structure, design, or pictorial segment of the sign, including the movement or appearance of movement of any illumination or the flashing, scintillating or varying of light intensity other than that provided through an automatic dimming system to control overall illumination intensity. Each message on the sign shall be displayed for a minimum of 10 seconds. The change of messages must be accomplished immediately.
- 10 5. The proposed monument sign will be constructed with a stone cap and brick to match the exterior of the principal building.
6. The location of the ground sign shall be revised to be setback no less than 50 feet from the front lot line (Route 47).
- 15 7. In accordance with the Zoning Ordinance Section 156.106 (C) (14), a bicycle rack is required to be added to the site plan.
8. As per the amended annexation agreement, upon request by the Village, the petitioner/owner shall grant a multi-use pathway easement within the westernmost 70.5 feet of the greenbelt perimeter buffer. The exact location of the easement shall be determined by the Village and Owner at such time as the Village requests the multi-use path easement.
- 20 9. The petitioner shall obtain final approval of the Landscape Plan from the Development Services Department.
10. All permanent and seasonal plantings must be replaced immediately upon decline.
11. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
- 25 12. No building plans or permits are approved as part of this submittal.
13. No sign permits are approved as part of this submittal.

A MOTION was made to open the public hearing to consider Petition No. 15-11.2.

MOVED: Commissioner Vice-Chair Ellison

30 **SECONDED: Commissioner Hahn**

AYES: Commissioners Darci Chandler, Hahn and DeBaltz, Vice-Chair Ellison and Chairman Kibort

NAYS: None

ABSTAIN: None

35 **MOTION CARRIED 5:0:0**

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

- 40 Charles Nordman, Village of Huntley
 James Williams, Village of Huntley
 Roger Franz, N3 Real Estate, 620 E. Southlake Boulevard, Southlake, TX 76092

45 Mr. Franz addressed the Plan Commission and noted he had nothing to add to Staff presentation of the project.

Commissioner Darci Chandler requested clarification regarding the merchandising signage to be removed from the Burger King building elevation plans.

50 Director Nordman noted that the sign exhibits for the Burger King included unspecified “merchandising” sign rectangles on the north and south elevations which are prohibited and must be removed for the plans.

Vice-Chair Ellison stated that she had concerns about the large expanse of brick wall on the drive-through (north) elevation.

5 Mr. Franz suggested the building elevations could be revised to add brick accents around each of the wall-mounted light packs.

Chairman Kibort suggested adding awnings above the doorways on the rear of the building and relocating the dumpster enclosure to the southeast corner of the site.

10 Vice-Chair Ellison asked about the status of the recommendations from the Village Board’s conceptual review of the project including color-change for the awnings and gooseneck lighting over the awnings.

15 Mr. Franz pointed out that the awnings are internally-illuminated, underneath and the color change was not approved by Burger King corporate.

Commissioner Hahn asked if the relief requested for the Burger King monument sign is the same relief granted for the McDonald’s monument sign and Director Nordman confirmed the relief requested is the same.

20 Chairman Kibort requested confirmation that a directional sign will be placed at both the entrance and the exit as opposed to only the exit as reflected on the sign exhibit.

Director Nordman confirmed that a directional sign will be installed at the northernmost driveway entrance to the site as well.

25 **A MOTION was made to close the public hearing to consider Petition No. 15-11.2.**

MOVED: Commissioner Vice-Chair Ellison

SECONDED: Commissioner Darci Chandler

AYES: Commissioners Darci Chandler, Hahn and DeBaltz, Vice-Chair Ellison and Chairman Kibort

30 **NAYS: None**

ABSTAIN: None

MOTION CARRIED 5:0:0

35 **A MOTION was made to recommend approval of the request from N3 Real Estate, as contract purchaser, and Viking – TDC Huntley, LLC, as owner, for Final Planned Unit Development, including any necessary relief and a Special Use Permit for a Restaurant with a Drive-Through, 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 (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.

45 **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.**

50 **4. The electronic message center sign shall contain static messages only and shall not have movement or the appearance or optical illusion of movement, of any part of the sign structure, design, or pictorial segment of the sign, including the movement or appearance of movement of any illumination or the flashing, scintillating or varying of light intensity other than that provided through an automatic dimming system to control overall illumination intensity. Each message on**

the sign shall be displayed for a minimum of 10 seconds. The change of messages must be accomplished immediately.

5. The proposed monument sign will be constructed with a stone cap and brick to match the exterior of the principal building.
6. The location of the ground sign shall be revised to be setback no less than 50 feet from the front lot line (Route 47).
7. In accordance with the Zoning Ordinance Section 156.106 (C) (14), a bicycle rack is required to be added to the site plan.
8. As per the amended annexation agreement, upon request by the Village, the petitioner/owner shall grant a multi-use pathway easement within the westernmost 70.5 feet of the greenbelt perimeter buffer. The exact location of the easement shall be determined by the Village and Owner at such time as the Village requests the multi-use path easement.
9. The petitioner shall obtain final approval of the Landscape Plan from the Development Services Department.
10. All permanent and seasonal plantings must be replaced immediately upon decline.
11. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
12. No building plans or permits are approved as part of this submittal.
13. No sign permits are approved as part of this submittal.
14. The petitioner shall add brick accents around the building's wall pack lighting fixtures.
15. The petitioner shall add awnings above the rear doorways.
16. The petitioner shall relocate the dumpster enclosure to the southeast corner of the site.

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

7. Petition(s)

- A. Petition No. 15-11.3, Duke Realty Limited Partnership, as petitioner, and NIMED Corporation, as owner, 10350 Haligus Road (Centegra Healthcare Campus) – Consideration of a request for approval of a Final Planned Unit Development for a ±85,000 square foot Medical Office Building, ±1,080 square foot Maintenance Building, Modifications to the Ambulatory Care Mall and related site improvements, pursuant to the requirements of the Section 156.204 of the Huntley Zoning Ordinance.

Background Information

Director Nordman began the PowerPoint presentation outlining the project noting that the petitioner, Duke Realty Limited Partnership and owner, NIMED Corporation, c/o Centegra Health System request the Final Planned Unit Development (FPUD) to allow construction of a 4-story, ±85,000 square foot medical office building and ±1,080 square foot Maintenance Building within the Centegra Healthcare Campus (Northeast corner of Algonquin Road and Haligus Road). Additionally, Director Nordman pointed out that the proposed plan will also move the Ambulatory Care Mall's (MOB) main entrance to the north elevation of the building.

Summary

Director Nordman continued, noting that on August 22, 2013, the Village Board adopted Ordinance (O) 2013-08.48 approving a Preliminary Planned Unit Development (PUD), Special Use Permit for a Heliport, and Preliminary Plat of Subdivision for the Centegra Health Care Campus. The Preliminary PUD included a 5-story, 128-bed hospital of approximately 375,000 square feet and a 4-story Medical Office Building (MOB)

consisting of approximately 80,000 square feet. The Preliminary PUD also included related site improvements (parking, stormwater management facilities, etc.) to accommodate the hospital and MOB. Centegra later received Final PUD approval for the hospital and related site improvements on December 19, 2013 (Ordinance (O)2013-12. 86)

Director Nordman clarified that the Final PUD plan approved on December 19, 2013 did not include plans for the MOB, maintenance building or the necessary modifications to the Ambulatory Care Mall (ACM), rather the petitioner chose at that time to submit a separate Final PUD application for these improvements in order to expedite the start of the hospital construction.

Staff Analysis

Final Planned Unit Development

Director Nordman noted that all of the proposed elements (i.e. MOB, modification to the ACM and new maintenance building) under consideration this evening were included in the Preliminary PUD approved by the Village Board on August 22, 2013. Director Nordman pointed out that the one notable change to the Preliminary PUD is the relocation of the maintenance building away from Algonquin Road. The site plan for the Preliminary PUD proposed to locate the maintenance building at the southeast corner of the campus near the HealthBridge trash enclosure. However, at staff's direction, the petitioner found an alternative location for the maintenance building within the interior of the campus which is much less visible from surrounding roadways. Director Nordman noted that the proposed brick maintenance building will be further screened with landscaping and its location is approximately 800 feet from the nearest street (i.e. Reed Road).

Building Elevations

Director Nordman noted that the design of the proposed four-story, ±85,000 square foot, MOB is similar to the plan presented as part of the Preliminary PUD and the proposed building materials are a combination of those used on the hospital and ACM. Additionally, Director Nordman pointed out that the primary entrance to the medical office building will be on the north elevation with parking provided in the newly constructed north parking lot.

The proposed modifications to the ACM will move the building's main entrance to the north elevation so it is accessible from the north parking lot; however, the main entrance to the Immediate Care facility will remain at its current location on the south elevation. The modifications to the building are primarily on the north elevation to accommodate the new entrance and associated entrance canopy and drop-off area.

Parking

Director Nordman reviewed that parking for the MOB was planned for and constructed as part of the Final Planned Unit Development for the hospital. The parking lot that has been constructed to the north of the MOB and ACM will serve as the primary parking for both buildings. A total of 632 parking spaces are provided in the north parking lots with an additional 120 parking spaces landbanked for future construction, if needed.

Signage

In terms of signage for the medical office building, Director Nordman stated the facility will have seven wall signs (Three walls signs will be located on the north elevation, three will be located on the west elevation, and one will be located on the south elevation). The proposed signage for the ACM includes the addition of two wall signs to the north elevation. The existing signs on the west and south building elevations will remain.

Ground signage will be installed in accordance with the sign package approved as part of the Final Planned Unit Development for the Hospital.

Village Board and Plan Commission Conceptual Review

Director Nordman noted that the Village Board reviewed conceptual plans for the medical office building at their meeting on September 17, 2015 and were generally supportive of the appearance of the building and site

plan. The Village Board agreed that the new location of the maintenance building was preferred over the location adjacent to Algonquin Road and they also requested that larger caliper trees be included in the future when the landscaping plan is presented for approval.

5 Director Nordman also noted that the Plan Commission's review of conceptual plans for the project on October 12, 2015 meeting included the suggestion that the small doors proposed for the maintenance building may be a problem when getting materials such as road salt in and out of that structure.

Action Requested

10 Director Nordman concluded the PowerPoint presentation noting the petitioner requests a motion of the Plan Commission, to recommend approval of Petition No. 15-11.3, Duke Realty Limited Partnership, as petitioner, and NIMED Corporation, as owner, 10350 Haligus Road (Centegra Healthcare Campus) – Consideration of a request for approval of a Final Planned Unit Development for a ±85,000 square foot Medical Office Building, ±1,080 square foot Maintenance Building, Modifications to the Ambulatory Care Mall and related site improvements, pursuant to the requirements of the 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:

- 20 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.
- 25 3. The petitioner shall obtain final approval of the Landscape Plan from the Development Services Department.
4. All permanent and seasonal plantings must be replaced immediately upon decline.
5. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
- 30 6. No building plans or permits are approved as part of this submittal.
7. No sign permits are approved as part of this submittal.

Will Freve representing the petitioner, Duke Realty Limited Partnership, addressed the Plan Commission and introduced members of the design team including Jennifer Voight, Kahler Slater Architects and Steve Fisco, Graef-USA Engineers.

35 Mr. Freve outlined the development schedule for the project noting the shell building should be completed by the end of 2016 with occupancy of the medical office building planned by May 2017.

40 Vice-Chair Ellison asked how outdoor lighting for the maintenance building will be accommodated and Mr. Fisco stated that he is hopeful the parking lot lighting will help but will further investigate this issue and confirm the lighting around the structure will be sufficient.

45 Chairman Kibort reminded the petitioner of the landscaping issues confronting the Centegra Campus including increasing the amount of top soil within the parking lot islands and reestablishing the landscaping around the detention ponds.

A MOTION was made to recommend approval of the request from Duke Realty Limited Partnership, as petitioner, and NIMED Corporation, as owner, 10350 Haligus Road (Centegra Healthcare Campus) – Consideration of a request for approval of a Final Planned Unit Development for a ±85,000 square foot Medical Office Building, ±1,080 square foot Maintenance Building, Modifications to the Ambulatory Care Mall and related site improvements, pursuant to the requirements of the Section 156.204 of the Huntley Zoning Ordinance subject to the following conditions:

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 petitioner shall obtain final approval of the Landscape Plan from the Development Services Department.
4. All permanent and seasonal plantings must be replaced immediately upon decline.
5. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
6. No building plans or permits are approved as part of this submittal.
7. No sign permits are approved as part of this submittal.
8. The petitioner shall work with staff to ensure adequate lighting for the maintenance building/salt shed.

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

B. Petition No. 15-11.4, Reiche Construction Inc., as owner and Hiwin Corporation Inc., as petitioner, 12455 Jim Dhamer Drive - Conceptual Review of a Proposed Site Plan and Building Elevations for Hiwin Corporation.

Background Information

Planner Williams reviewed a PowerPoint presentation outlining the request from Hiwin Corporation, petitioner, and Reiche Construction Inc., owner, for the conceptual review of the Final Plat of Subdivision and Site Plan Review including necessary relief to accommodate a ±117,441 square foot office-warehouse facility and associated site improvements.

SUMMARY

Planner Williams noted that the Hiwin Corporation Inc. (Hiwin), a designer and manufacturer of linear guides, ball screws and robotic equipment utilized by specialized manufacturing companies, is proposing to construct an 117,441 square foot office-warehouse facility on the 15.25-acre site on the south side of Jim Dhamer Drive, east of George Bush Court.

Planner Williams specified that the first phase of the development entails construction of an 117,441 square foot office-warehouse facility with corresponding parking, landscaping and a stormwater detention feature on the northern portion of the site adjacent to Jim Dhamer Drive. Planner Williams stated that a future phase of development proposes a 144,366 square foot warehouse addition on the north side of the initial Hiwin facility as well as additional parking.

Staff Analysis

Planner Williams stated that the subject site is zoned “BP-PDD”, Business Park – Planned Development District and further designated under the Village’s comprehensive plan for Business Park development.

Site Plan

The 117,441 square foot Hiwin office-warehouse facility is proposed on the southern portion of the 15.25-acre site with the building’s main entrance facing south towards Interstate 90. The adjacent parking lot will provide parking for 185 vehicles at the southeast corner of the site which includes the requisite six (6) accessible parking

spaces. The parking lot will be accessible by a driveway from Jim Dhamer Drive at the northeast corner of the site. Trucks will utilize a second driveway from Jim Dhamer Drive on the west edge of the site which will provide access to the loading dock on the west side of the facility.

5 The future phase for the facility is a 144,366 square foot warehouse addition on the north side of the initial office-warehouse building with an expanded parking lot on the east side of the site.

Parking

10 Planner Williams reviewed the following table outlining the proposed and required parking for the first and future phases of the Hiwin project is as follows:

	REQUIRED RATIO	SQUARE FOOTAGE	REQUIRED	PROPOSED
OFFICE – FIRST PHASE	1: 250 GROSS SQ. FT.	30,286	121	121
WAREHOUSE–FIRST PHASE	1: 1,000 GROSS SQ. FT	87,155	87	58
		TOTAL – 1ST PHASE	208	185
WAREHOUSE–FUTURE PHASE	0.5: 1,000 GROSS SQ. FT.	144,366	72	149
		TOTAL – ALL PHASES	280	334

Building Elevations

15 Planner Williams noted the proposed Hiwin office-warehouse facility will use pre-cast wall panels, narrow horizontal reveals, thermal glass and prefinished metal fascia along the building parapet and, as previously noted, the main entrance to the facility facing south will include glass doors, sidelights and transom.

Landscaping

20 The proposed site landscaping includes foundation plantings and deciduous, evergreen and ornamental trees proposed within the site and along the perimeter.

Lighting

25 Planner Williams pointed out that the proposed site lighting includes pole-mounted shoebox style fixtures to illuminate the parking lot and wall lighting packs, matching the parking lot fixture, mounted to the perimeter of the building.

Required Approvals

30 Planner Williams noted that the subject property requires the following review and approvals from the Plan Commission and Village Board:

- i. Final Plat of Subdivision
- ii. Site Plan Review, including any necessary relief.

Village Board Conceptual Review

35 Planner Williams stated that the Village Board’s review on October 15, 2015 of the conceptual plans for the project included the suggestion that the petitioner provide an architectural feature (similar to the way paint was used to break up the elevations of the Weber distribution facility) along the north elevation to break-up this portion of the building which faces Jim Dhamer Drive.

40 **Action Requested**

Planner Williams concluded the ProwerPoint presentation noting that that the petitioners are requesting the Plan Commission’s review of the development to obtain feedback regarding the possibility of developing the plan as proposed and that this review is conceptual and does not bind the Plan Commission or the Village in any additional review processes.

Adam Reiche, Reiche Construction Inc., addressed the Plan Commission and noted that Hiwin has agreed to continue the vertical windows that are on the east, south and west elevations on the north elevation in order to satisfy the Village Board's recommendation to improve the appearance of that portion of the building.

5

Vice-Chair Ellison noted the parking count table listed in the staff report was incorrect that the first phase of the Hiwin development proposed is 179 parking stalls rather than the 185 parking spaces listed.

10

Director Nordman noted that staff will see that the petitioner corrects the error on the site plan and further acknowledged that the total number of parking stalls following the future phase of the Hiwin project should exceed the total number of parking spaces required for the site.

8. Discussion

15

Director Nordman noted that the next meeting of the Plan Commission, Monday, November 23, 2015 at 6:30 p.m. will be a public hearing to consider the Hiwin Corporation project discussed this evening.

9. Adjournment

20

At 8:01 pm, a MOTION was made to adjourn the November 9, 2015 Plan Commission meeting.

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

25

30

Respectfully submitted,

James Williams

Planner

Village of Huntley