

VILLAGE OF HUNTLEY
PLAN COMMISSION MEETING
Monday, November 14, 2011
MINUTES

5

CALL TO ORDER

Acting Chairman Tom Kibort called to order the Village of Huntley Plan Commission meeting for November 14, 2011 at 6:31 pm in the Municipal Complex Village Board Room at 10987 Main Street, Huntley, Illinois 60142. The room is handicap accessible.

10

ATTENDANCE

PLAN

15

COMMISSIONERS: Commissioners Hornig, Stensing, Chandler and Ellison and Acting-Chair Kibort

COMMISSIONERS

ABSENT:

Chairman Ron Hahn and Commissioner Russ Palermo

20

ALSO PRESENT:

Village Manager Dave Johnson, Senior Assistant to the Village Manager Lisa Armour, Director of Development Services Charles Nordman and Planner James Williams

3. Public Comments

25

There were no public comments.

4. Approval of Minutes

30

A. Approval of the October 10, 2011 Plan Commission Meeting Minutes

A MOTION was made to approve the October 10, 2011 Plan Commission Minutes as written.

MOVED:

Commissioner Stensing

SECONDED:

Commissioner Ellison

35

AYES:

Commissioners Hornig, Stensing, Chandler and Ellison and Acting-Chair Kibort

NAYS:

None

ABSTAIN:

None

MOTION CARRIED

5:0:0

40

5. Public Hearing(s)

45

A. Petition No. 11-11.1, BMO Harris Bank N.A., 10604 Route 47, Public Hearing to consider approval of Site Plan Review to allow for the drive-through canopy relocation and relief for associated site improvements in accordance with the site plan that has been submitted to, and is on file with, the Village of Huntley, all pursuant to the requirements of the Huntley Zoning Ordinance, including specifically Section 156.204 et seq.

50

Planner Williams reviewed the PowerPoint presentation outlining the request from BMO Harris Bank, N.A., 10604 Route 47, for the subject three-lot, 3.75-acre parcel located at the southeast corner of the Route 47 and Algonquin Road. The petitioner's request is for Site Plan Review to allow for the relocation of the drive-through canopy and approval of relief for associated site improvements that are a result of right-of-way taken for the Route 47 and Algonquin Road widening projects.

DEVELOPMENT SUMMARY

5 Review of the project continued with Planner Williams stating that the BMO Harris Bank site was impacted by
the reconstruction/widening of Route 47 and Algonquin Road. The Algonquin Road reconstruction necessitated
the petitioner to propose “shifting” the bank’s drive-through canopy to the south along the east elevation of the
structure and reconfiguration of parking and drive aisles within the site. Relocation of the drive-through canopy
will reduce the slope of the driveway leading to/from Algonquin Road and the request for relief from the
10 building setback and parking area requirements will address impacts to the building and site as a result of right-
of-way dedicated for the adjacent roadway improvement projects.

Planner Williams reviewed the following elements of relief required from the Village’s Zoning Ordinance to
accommodate the site improvements:

- 15 ➤ An encroachment of 9.04 feet into the required twenty (20) foot side yard setback from the Algonquin
Road right-of-way (property line).
- Relief to reduce the required number of parking spaces from 33 to 29.
- 20 ➤ An encroachment of eight (8) feet into the required ten (10) foot parking setback at the northwest corner
of the site.

Site Plan Review

25 The presentation continued with Planner Williams explaining the drive-through canopy relocation will involve
shifting the existing canopy approximately forty-three (43) feet to the south along the east elevation of the bank
building thereby increasing the distance between the canopy and Algonquin Road. The increased distance
accommodates the redesign of the driveway to include a gentler slope (from approximately 11% to
approximately 5%) more easily navigated by vehicular traffic entering and exiting the site.

30 Planner Williams explained the existing drive-up teller drawer will remain in use at the teller windows and a
roof eave will be extended to provide protection from the weather. The teller window drawer will also be
lowered to correspond with the reconfigured driveway slope. Furthermore, the drive-aisle closest to the building
under the newly relocated canopy will not be used to avoid any conflict with the use of the existing drive-up
teller window drawer.

35 Planner Williams stated the recent reconstruction of Algonquin Road reduced the setback between the right-of-
way and the north side of the bank building. The “B-3” Shopping Center Business-zoned property has a corner
side-yard setback minimum of twenty (20’) feet that is now approximately 10.66 feet thereby requiring relief of
9.34 feet from the setback requirement.

40 The plan to replace the existing wooden dumpster enclosure at the south side of the site with a masonry
enclosure with metal gates at the southeast corner of the property was also reviewed.

Parking

45 Planner Williams pointed out that the Village’s parking requirements dictate 3.5 parking spaces per 1,000 square
feet of building space and require a ten (10) foot setback from the parking lot to adjacent property lines. The
9,350 square foot building therefore requires 33 parking spaces including two (2) handicap spaces. The
proposed site plan indicates 29 parking stalls (including two (2) handicap spaces) and parking setback as little as
two (2) feet at the northwest corner of the site. Therefore, relief is required to accommodate four (4) fewer
50 parking spaces than required and relief of eight (8) foot from the ten (10) foot parking setback requirement.

Landscaping

The proposed landscape plan calls for replacing and augmenting existing plant material throughout the site. The
plan places emphasis on the northwest corner of the site near the Route 47/Algonquin intersection, the southwest

corner of the building, around the new dumpster enclosure and along the drive aisles on the south and east sides of the site.

5 Proposed landscaping of the site was reviewed including the proposal for new plant material to be focused at the northwest corner of the site and along the north elevation of the building adjacent Algonquin Road. Additional landscaping was proposed for the areas near the Algonquin Road access drive and along the south and southwest corner of the property. An eight (8) foot tall Apple Serviceberry will replace the five (5) Ash trees near the entrance to the bank facility.

10 Lighting

The existing parking lot light fixtures will be replaced with U.S. Architectural Lighting Stealth series, shoe box-style lighting fixtures. The fixtures will be installed on the existing concrete light pole bases and utilize the existing poles. Additional fixtures will also be added to the site to augment the existing light fixture locations. The petitioners contend the use of existing lighting infrastructure will serve to minimize costs and the duration of the site's reconstruction. The photometric plan for the site meets the requisite 2.0 foot-candle average for the parking area and 0.5 foot-candle maximum along the property lines.

20 Signage

The bank's sign package will replace existing signs with the new "BMO Harris Bank" signage. This includes construction of a new monument sign at the northwest corner of the site that will be framed in brick to match the building. Wall signage will also be added to the west and north building elevations. All proposed signage conforms to the requirements of the Sign Ordinance.

25 Site Plan Review

Planner Williams stated the Plan Commission shall review a site plan permit based on the following standards:

- (a) The application must be complete and shall not contain variations from the Zoning Ordinance or other applicable regulations.
- (b) Applications submitted in connection with another application must be approved prior to or concurrent with the site plan permit review.
- (c) Site plans shall adequately meet specified standards required by the Zoning Ordinance with respect to the proposed use or development, including special use standards where applicable.
- (d) Site plans shall equitably accommodate easements or rights-of-way.
- (e) Proposed site plan shall not be unreasonably injurious or detrimental to the use and enjoyment of surrounding property.
- (f) Proposed site plan shall not create undue traffic congestion or hazards in the public streets and circulation elements of the proposed site plan shall not unreasonably create hazards to safety on- or off-site or disjointed or inefficient pedestrian or vehicular circulation paths on- or off-site.
- (g) Requisite screening elements shall provide adequate shielding from or for nearby uses.
- (h) Drainage and erosion issues shall be addressed to fully and satisfactorily integrate the site into the overall existing and planned drainage system serving the Village.
- (i) The proposed site plan shall not place unwarranted or unreasonable burden upon the specified utility systems serving the site or area or fail to fully and satisfactorily integrate site utilities into the overall existing planned utility system serving the Village.
- (j) The proposed site plan shall not adversely affect the public health, safety, or general welfare.

REQUESTED ACTION

50 The PowerPoint concluded with Planner Williams stating the petitioners request a motion of the Plan Commission, to recommend approval of Petition No. 11-11.1, BMO Harris Bank N.A., 10604 Route 47, Public Hearing to consider approval of Site Plan Review to allow for the drive-through canopy relocation and relief for associated site improvements in accordance with the site plan that has been submitted to, and is on file with, the Village of Huntley, all pursuant to the requirements of the Huntley Zoning Ordinance, including specifically Section 156.204 et seq.

Staff recommends the following 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 petitioners 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.
4. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
5. No building plans or permits are approved as part of this submittal.
6. No sign permits are approved as part of this submittal.

A MOTION was made to open the public hearing to consider Petition No. 11-11.1.

MOVED:	Commissioner Ellison
SECONDED:	Commissioner Hornig
AYES:	Commissioners Hornig, Stensing, Chandler and Ellison and Acting-Chair Kibort
NAYS:	None
ABSTAIN:	None
MOTION CARRIED	5:0:0

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

James Williams, Village of Huntley
Charles Nordman, Village of Huntley
Joanne Schneiderwind, 10611 N. Church St., Huntley, IL
Laura Shafer, V3 Consultants, 7325 Janes Ave., Ste. 100, Woodridge, IL
Christine McGrath, Valerio Dewalt & Train Assoc., 500 N. Dearborn St, Chicago, IL
Carol Dimitroff, 33W008 Honey Hill, Wayne, IL

The Petitioner's representatives had no additional comments.

Joann Schneiderwind addressed the Plan Commission stating she is a resident of a property adjacent to the subject lot and is concerned about the impact the proposed project may have on stormwater drainage on her property and other neighboring lots adjacent to the subject site.

Laura Shafer, the petitioner's civil engineering representative, stated she believed the proposed project will not affect stormwater management in the area because the impervious coverage within the site will not increase and the proposed reduction of the slope of the facility's Algonquin Road driveway will actually ease the rate of stormwater flow associated with the site.

Commissioner Ellison asked if there was any consideration for decorative site lighting and also stated that while she is happy with the design of the proposed monument sign she wants to insure it does not conflict with the visibility triangle at the Route 47/Algonquin Road intersection. Furthermore, Commissioner Ellison asked for clarification regarding the flow of traffic out to Algonquin Road from the relocated drive-through canopy lanes.

Christine McGrath, the petitioner's architect, addressed Commissioner Ellison's concerns stating the design of the drive-through exit lanes is fairly standard with the "right-turn-only" to Algonquin Road controlled by signage and further restricted by the Algonquin Road median.

5 In regard to the proposed site lighting, Ms. McGrath stated the proposed site lighting will use existing poles augmented with new light pole locations allowing the bank to remain open during construction while minimizing the duration of said construction. Ms. McGrath continued by stating the installation of decorative lighting fixtures would require a longer more intensive construction schedule that may disrupt bank business. While Ms. McGrath stated that while she would be willing to explore the possibility of employing an alternative light fixture, the Village's lighting requirements coupled with site constraints may make use of an alternative fixture difficult.

10 Commissioner Stensing stated he would also prefer a more decorative lighting fixture to be used.

Commissioner Chandler asked for clarification regarding the replacement of the cluster of Ash trees adjacent to the bank's entrance and Planner Williams confirmed the petitioner intention to replace the Ash tree-cluster with a single Apple Serviceberry.

15 Acting-Chairman Kibort stated he agreed with the comments regarding site lighting that includes decorative fixtures, adding that he believed the project should include updates to the exterior of the bank facility.

20 Carol Dimitroff, petitioner's developer representative, stated that BMO Harris Bank is attempting to address safety issues confronting the site, such as the steepness of the Algonquin Road driveway, while controlling investment within the site. Ms. Dimitroff continued by stating that in addition to the drive-through canopy relocation and other site improvements the petitioner is also making improvements to the interior of the bank facility.

25 Acting-Chairman Kibort stated he hoped with the improvements to Route 47 the appearance of the bank building could be updated with relatively inexpensive architectural improvements.

Ms. Dimitroff asked what specific issues there were in regard to the exterior of the bank building and Commissioner Chandler stated the mansard roof was a significant out-dated feature of the building.

30 Ms. Dimitroff stated the investment required to address the building roof would be considerable and outside the petitioner's focus for the project to address immediate safety concerns that confront the site.

35 Acting-Chairman Kibort reiterated his contention the petitioner should investigate the use of decorative site lighting fixtures and architectural upgrades to the building.

A MOTION was made to close the public hearing to consider Petition No. 11-11.1.

40 **MOVED: Commissioner Stensing**
SECONDED: Commissioner Hornig
AYES: Commissioners Hornig, Stensing, Chandler and Ellison and
Acting- Chair Kibort
NAYS: None
ABSTAIN: None
45 **MOTION CARRIED 5:0:0**

A MOTION was made to recommend approval of the request from BMO Harris Bank N.A., 10604 Route 47, for the Site Plan Review to allow for the drive-through canopy relocation and relief for associated site improvements, subject to the following conditions:

- 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 petitioners 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.**
- 5 4. **The petitioner is required to meet all development requirements of the Huntley Fire Protection District.**
5. **No building plans or permits are approved as part of this submittal.**
6. **No sign permits are approved as part of this submittal.**

10 **MOVED:** Commissioner Stensing
SECONDED: Commissioner Chandler
AYES: Commissioners Hornig, Stensing, Chandler, and Acting-Chair Kibort
NAYS: Commissioner Ellison
ABSTAIN: None
15 **MOTION CARRIED:** 4:1:0

B. Petition No. 11-11.2, Village of Huntley, Public Hearing for Proposed Amendments to the Land Use Plan of the Village of Huntley Comprehensive Plan.

20 Director Nordman reviewed the PowerPoint presentation outlining the request from the Huntley Development Services Department Staff for a recommendation from the Plan Commission for the approval of proposed amendments to the Land Use Plan of the Comprehensive Plan.

PROJECT REVIEW

25 Director Nordman continued the outline of the subject request stating in the continuing effort to update the Land Use Plan of the Comprehensive Plan, the Development Services Department is presenting proposed amendments to the Plan that incorporate the recommendations of the Transit Oriented Development Guidelines and Downtown Revitalization Plan. Director Nordman stated the Land Use Plan has also been updated to accurately reflect existing and proposed land uses, such as Centegra’s Health Care Campus, and boundary
30 agreements between the Village and surrounding municipalities.

Most recently, the plan was reviewed by the Village Board on October 20, 2011, Director Nordman explained, at which time the Board did not recommend any additional changes to the plan. The Plan Commission has reviewed the proposed plan on several occasions, most recently on October 10, 2011.

35 Director Nordman reviewed the summary of significant revisions to the Land Use Plan:

- 40 (1) **Rosenwinkel Farm Property (±400 acres)** – The proposed Land Use Plan was revised to reflect the recommendations of the Transit Oriented Development Guidelines which were approved by the Village Board in 2009.
- (2) **Garlieb/Hardy/Westland Golf property south of Reed Road and West of Vine Street (±66.00 acres)** – Staff recommends revising the Land Use Plan on the Garlieb Hardy/Westland Golf parcel from Retail and Service Commercial to Mixed-Use (Business / Residential). Staff notes the parcel does not have
45 frontage on Route 47; however, it could be assembled with other properties to give it Route 47 frontage. This could occur on the southern one-third of the property near the intersection of Route 47 and Algonquin Road. Despite the potential to assemble the various properties at the southern one-third of the property, it is unlikely the entire property could support retail and service commercial without frontage on Route 47. The proposed change would encourage a mixed-use concept and provide a buffer between the
50 commercial adjacent to Route 47/Vine Street and proposed residential to the west.
- (3) **North Half of Halat Property (±38 acres) and Tom’s Farm (±40 acres)** – Staff recommends revising the Land Use Plan on the north half of the Halat property from Single Family to Mixed-Use (Commercial/Office). Staff also recommends changing the Land Use Plan to reflect Mixed-Use

(Commercial/Office) on the Tom's Farm property. These changes are recommended to facilitate the development of medical offices adjacent to Centegra's Healthcare Campus and possible future hospital. Staff notes, there are no other opportunities immediately adjacent to Centegra's campus to support the development of medical offices. The southern half of the Halat property is proposed to remain as Single Family Residential.

5

(4) **Downtown Area** – The proposed Land Use Plan was revised to reflect the recommendations of the Downtown Revitalization Plan which was approved by the Village Board in 2010.

10

(5) **Sinclair and Caranci Properties (South side of Kreutzer Road)** – The proposed Land Use Plan was revised to reflect the recommendations of the Transit Oriented Development Guidelines which were approved by the Village Board in 2009.

15

(6) **Unincorporated Kane County property south of the I-90 Tollway and west of Sandwald Road** – Staff recommends revising the Land Use Plan from Business Park to Single Family for property west of Sandwald Road. Sandwald Road provides a logical point of transition between the Lakewood Crossings subdivision in the Village of Hampshire and the Business Park and Retail and Service Commercial proposed east of Sandwald Road.

20

(7) **Unincorporated Kane County property north of Big Timber Road** – The current Land Use Plan provides Retail and Service Commercial along the Big Timber Road frontage from Route 47 to what is now the entrance of the Lakewood Crossings subdivision in the Village of Hampshire. The overall size and depth of the Retail and Service Commercial shown along Big Timber Road is approximately 1½ times the combined size of the Huntley Grove and Huntley Crossings Phase 1 and Phase 2. Staff recommends revising the Land Use Plan to remove the Retail and Service Commercial from the Big Timber Road frontage, with exception to the intersection of Big Timber Road and Sandwald Road, as it is unlikely that future traffic on Big Timber Road will ever support such a large area of Retail and Service Commercial.

25

(8) **Sherman Hospital-owned ±66 acre tract at the Northwest corner of Route 47 and Big Timber Road** – The proposed Land Use Plan has been revised from Business Park and Retail and Service Commercial to Health Care for the 66 acre Sherman owned parcel.

30

(9) **Barancik property at the southwest of the I-90 Tollway and Route 47** – The proposed Land Use Plan has been revised from Park, Conservation Districts Environmentally Sensitive Lands to Retail and Service Commercial. This change is consistent with conceptual development plans that have been prepared for the site.

35

Director Nordman concluded the overview of the subject request by stating a motion is requested of the Plan Commission to recommend approval of Petition No. 11-11.2, Proposed Amendments to the Land Use Plan of the Village of Huntley Comprehensive Plan.

40

A MOTION was made to open the public hearing to consider Petition No. 11-11.2.

MOVED:	Commissioner Ellison
SECONDED:	Commissioner Hornig
AYES:	Commissioners Hornig, Stensing, Chandler and Ellison and Acting-Chair Kibort
NAYS:	None
ABSTAIN:	None
MOTION CARRIED	5:0:0

45

50

Acting-Chairman Kibort stated that a public hearing is being conducted and all audience members that would like to speak tonight must be sworn in. Acting-Chairman Kibort asked anyone wishing to speak to stand and be sworn in. The following individual was sworn in:

Charles Nordman, Village of Huntley

5 There were no comments from any members of the public in attendance and no additional comments from the Plan Commission.

A MOTION was made to close the public hearing to consider Petition No. 11-11.2.

10 **MOVED:** Commissioner Ellison
SECONDED: Commissioner Hornig
AYES: Commissioners Hornig, Stensing, Chandler and Ellison and
Acting-Chair Kibort
NAYS: None
ABSTAIN: None
15 **MOTION CARRIED** 5:0:0

A MOTION was made for the recommendation from the Plan Commission for the approval of proposed amendments to the Land Use Plan of the Comprehensive Plan.

20 **MOVED:** Commissioner Ellison
SECONDED: Commissioner Hornig
AYES: Commissioners Hornig, Stensing, Chandler and Ellison and
Acting-Chair Kibort
NAYS: None
25 **ABSTAIN:** None
MOTION CARRIED 5:0:0

6. Discussion

30 Director Nordman notified the Plan Commission that the November 17, 2011 Village Board meeting agenda scheduled includes appointment of current Plan Commission Chair Ron Hahn.

35 Director Nordman stated the appointment of a Plan Commission Chairperson to replace Mr. Hahn is at the discretion of Village President Charles Sass.

7. Adjournment

At 7:23 pm, a MOTION was made to adjourn the November 14, 2011 Plan Commission meeting.

40 **MOVED:** Commissioner Ellison
SECONDED: Commissioner Hornig
AYES: Commissioners Hornig, Stensing, Chandler and Ellison and
Acting-Chair Kibort
NAYS: None
45 **ABSTAIN:** None
MOTION CARRIED 5:0:0

Respectfully submitted,

James Williams

50 Planner
Village of Huntley