

VILLAGE OF HUNTLEY
PLANNING COMMISSION MEETING
Monday, February 25, 2008
MINUTES

5

CALL TO ORDER

Commissioner Kibort called to order the meeting of the Planning Commission of the Village of Huntley on Monday, February 25, 2008 at 7:01pm in the Municipal Complex Village Board Room 10987 Main St, Huntley, Illinois 60142. The room is handicap accessible.

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ATTENDANCE

MEMBERS PRESENT: Commissioners: Dawn Ellison, Tom Kibort, Russ Palermo, David Patterson and Len Stensing

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MEMBERS ABSENT: Chairman Ron Hahn and Commission Ruby Hornig

ALSO PRESENT: Senior Planner Charles Nordman, Director of Development Services Lisa Armour

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APPROVAL OF MINUTES

A. Approval of the January 28, 2008 Planning Commission Meeting Minutes

25 **A MOTION was made to approve the January 28, 2008 Planning Commission Meeting Minutes with the following corrections:**

Page 8, line 30 should add “since it has been there for many years, continuation is okay.”.

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MOVED: Commissioner Patterson
SECONDED: Commissioner Palermo
AYES: Commissioners: Dawn Ellison, Tom Kibort, Len Stensing, Russ Palermo, Dave Patterson

NAYS: None

35

ABSTAIN: None

MOTION CARRIED 5:0:0

PETITIONS

40 **A. Petition No. 08-2.1, Knowledge Learning Corporation (KinderCare), Lot 10B in Regency Square Unit 1 (1.265 acre property located on Princeton Drive, immediately south of the Regency Square Executive Center), Requesting approval of a Final Plat of Subdivision and Site Plan Review 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 Section 156.027(C)(3) of the Huntley Zoning Ordinance. (7:03-7:25)**

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Petitioner's Request

The petitioner is requesting Concept Plan review of a proposed site plan and building elevations for a KinderCare childcare facility.

Location

5 Lot 10B in Regency Square Unit 1 (1.265 acre property located on Princeton Drive, immediately south of the Regency Square Executive Center)

Petitioner

Knowledge Learning Corp.
10 11325 Pegasus Street
Suite S-102
Dallas, TX 75238

Senior Planner Charles Nordman presented a PowerPoint presentation.

15 **Development Summary**

The petitioner is proposing to construct a 9,500 square foot KinderCare childcare facility on Princeton Drive, immediately south of the Regency Square Executive Center. The proposed 1.265 acre site will be subdivided from the existing Lot 10B (16.92 acres) of Regency Square Unit 1. The proposed site improvements include 39 parking spaces, including 2
20 handicap spaces and 2 spaces reserved for KinderCare vans. The proposed building materials include brick, hardi-plank and Oakridge "Deep Shadow" black shingles. An outdoor children's play area would be located at the rear of the building, extending to the rear and side lot lines. The play area would be enclosed with a black rod iron fence. Equipment within the fenced enclosure will include play sets, tent structures, and picnic
25 tables.

Planning Commission Conceptual Review

The petitioner appeared before the Planning Commission on January 28, 2008, to present a conceptual plan. The plan presented at that time required the following relief from the
30 Regency Square Development Guidelines and the Village's Zoning Code:

1. Per the Village Zoning Code for a BP district, the parking lot should be set back a minimum of 20 feet from the front of the building. The petitioner was proposing to provide 9.16 feet between the parking lot and the front of the building.
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2. Relief was requested from the 15'-0" side and rear building setbacks to allow for the proposed play equipment, tent structures, picnic tables, and rubberized playground material groundcover to be located within side and rear building setback lines.
- 40 3. In accordance with Appendix D of the Regency Square Development Guidelines, two motorcycle/golf cart spaces are required onsite and one loading space is required. The petitioner did not propose to provide any motorcycle parking and was not proposing to designate a loading space for truck deliveries.

45 The Commission expressed concern regarding the following items:

- No landscaping on north, south, and west sides of property – Commissioners asked the petitioner to revise the site plan to incorporate landscaping in these areas
- Necessity of relief requested for front parking, and rear and side yard setbacks -
5 Commissioners suggested the petitioner consider purchasing additional property to allow the new lot created by the resubdivision to meet as many of the setback requirements as possible
- Front parking setback request for relief from required 20’ to 9.16’ – Several
10 commissioners expressed concern with proximity of parking to the building and the concern with cars potentially going over the curb into the building and suggested that this setback be increased; There was also a suggestion that some type of barrier be utilized to prevent cars from going over the curb; It was noted that in a commercial district, the required setback is 10’
- The petitioner stated the reason for the request for setback relief was due to the desire of
15 the owner of the property, Regency Square, to maintain enough room on the south side of the site to allow for a drive/access road to serve the remainder of Lot 10B; In response to this explanation, the Commissioners directed staff to talk with the property owner regarding plans for development of the property south and west of the proposed KinderCare lot
- Emergency access to the play area – The petitioner stated that access would be provided
20 on foot, not by a vehicle into the area

The direction of the Planning Commission was for the petitioner to continue working with staff to revise the site plan to try to reduce the number of setback variances and to provide
25 landscaping around the perimeter of the site.

Village Board Conceptual Review

On February 7, 2008, the petitioner presented the conceptual plan for the proposed
30 KinderCare childcare facility to the Village Board. During discussions with the Village Board concern was expressed regarding the lack of landscaping at the rear of the property and the proximity of the parking lot to the front of the building.

In response, the petitioner presented an alternative plan to the Village Board that
35 reconfigured the shape of the lot and located landscaping adjacent to the play area within a 10’-0” easement on the abutting lot, therefore, allowing the location of the building to be shifted to provide the 20’-0” required setback from the front of the building and the parking lot (*the current owner of the KinderCare property also owns the abutting property which is where the landscape easement would be located and has agreed to recording the easement against the property*). The Village Board was generally in favor of the amended plan
40 presented by the petitioner. The materials packet associated with this report reflects the amended plans as reviewed by the Village Board (and Zoning Board of Appeals).

Zoning Board of Appeals Review of Necessary Relief

The Zoning Board of Appeals (ZBA) reviewed the petition at their February 13, 2008,
45 meeting, at which time, the ZBA unanimously recommended approval of the required relief. The site plan reviewed by the ZBA required the following relief from the Regency Square Development Guidelines and the Village’s Zoning Code:

1. Relief was requested from the 15’-0” side and rear building setbacks to allow for the proposed play equipment, tent structures, picnic tables, and rubberized playground material groundcover to be located within side and rear building setback lines.

The petitioner still proposes to locate equipment within the required 15’-0” required setback; however, a landscape buffer would be located within a 10’-0” landscape easement on a parcel adjacent to the play area, per conceptual review by the Village Board. Additional landscaping was also added along the north lot line adjacent to the fence.

2. In accordance with Appendix D of the Regency Square Development Guidelines, two motorcycle/golf cart spaces are required onsite and one loading space is required. The petitioner does not propose to provide any motorcycle parking and is not proposing to designate a loading space for truck deliveries.

Given that the majority of visitors will be dropping off children, the petitioner does not anticipate that visitors will utilize golf carts or motorcycles to travel to the childcare facility. Additionally, the petitioner has indicated that a loading space is not necessary based on the type of deliveries the facility generally receives.

Final Plat of Subdivision

The proposed Final Plat of Subdivision will resubdivide the existing Lot 10B (16.92 acre) in Regency Square Unit 1 into two lots. Lot 1 would be a 15.401 acre site for future development and Lot 2 would be a 1.265 acre site for the KinderCare childcare facility. The proposed Final Plat of Subdivision also adds a 10’-0’ landscape easement on Lot 1, adjacent to the KinderCare outdoor play area located on Lot 2.

The lots created by the subdivision meet the minimum required lot area and width requirements for the “BP” Business Park zoning district.

It should be noted, the owner of the property, Pistakee Partners LLC, has discussed several possibilities for future development on Lot 1; however, all possibilities are speculative at this time. Any proposal to further subdivide Lot 1 would need to be reviewed by the Planning Commission and approved by the Village Board.

Site Plan Review

The Planning Commission is responsible for conducting Site Plan Review and forwarding a recommendation to the Village Board, as required by the “PDD” Planned Development District and Regency Square Development Guidelines.

Building Facades

The proposed 9,500 square foot KinderCare childcare facility will be constructed of brick, hardi-plank and Oakridge “Deep Shadow” black shingles. The outdoor children’s play area will be located at the rear of the building, extending to the rear and side lot lines. The play area would be enclosed with a black rod iron fence. Equipment within the fenced enclosure will include play sets, tent structures, and picnic tables.

Parking

5 The “BP” zoning district does not provide specific parking regulations for a childcare facility, therefore, parking requirements for an office use have been applied to the proposed KinderCare.

Parking Lot Lighting

10 The petitioner is proposing to install an ornamental style parking lot light fixture. The proposed fixture is an LD style fixture produced by Pacific Lighting and Standards Company. The fixtures would be located within the two parking lot islands. A cut sheet and pole details are provided within the materials packet that is provided as an attachment to this report.

15 ***Landscaping***

Parking lot landscaping has been provided in accordance with Regency Square Development Guidelines. Additional perimeter landscaping has been provided within a 10’-0” landscape buffer located within a landscape easement on a parcel adjacent to the play area, per Village Board discussions. This landscaping will be installed and maintained by
20 KinderCare.

Signage

The petitioner is proposing to install one ground sign and one wall sign for KinderCare. The proposed ground sign is a monument style sign that will measure 5’-2” in height and
25 the sign face measure 8 square feet per side which conforms to the Regency Square Development Guidelines.

The proposed wall signs will be located over the building’s main entrance which faces Princeton Drive. The proposed sign will measure approximately 48 square feet in area. The
30 following chart summarizes the proposed signage.

Commission Kibort asked how the 20’-0” setback was achieved at the front of the building. Mr. Patrick Gunn, Spaceco. Inc., explained the depth of the lot was increased by 10 feet.

35 Commission Patterson stated he had spoken to Senior Planner Nordman earlier in the day regarding fire department access to the site. Commissioner Patterson stated his questions were answered regarding fire truck access and access to the playground area.

40 Commissioner Ellison thanked the petitioner for addressing the previous comments of the Commission.

Commission Palermo stated he was pleased that the number of variances was reduced.

45 **A MOTION was made to recommend approval Petition No. 08-2.1, Knowledge Learning Corporation (KinderCare), Lot 10B in Regency Square Unit 1 (1.265 acre property located on Princeton Drive, immediately south of the Regency Square Executive Center), Requesting approval of a Final Plat of Subdivision and Site Plan**

Review 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 Section 156.027(C)(3) of the Huntley Zoning Ordinance, subject to the following conditions:

- 5 1. All public improvement and site development must occur in full compliance with all applicable Village Municipal Services (Engineering, Public Works, Planning and Building) standards, Huntley Fire Protection District requirements and Illinois Department of Transportation practices and permit requirements.
2. The petitioner shall obtain final approval of the engineering plans from the Village Engineer prior to the issuance of a site grading permit or building permit.
- 10 3. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
4. The Village of Huntley will require adherence to Illinois drainage law and best management practices for stormwater management. The petitioner is responsible for not increasing the rate of stormwater runoff and will be required, to the extent practicable, to minimize any increase in runoff volume.
- 15 5. The final Landscape Plan requires approval from the Huntley Development Services Department Staff and the Village Forester.
6. The petitioner shall provide a photometric plan for the proposed parking lot lighting prior to the issuance of a building permit. Light levels shall conform to Zoning Code and Village Commercial Design Guidelines.
- 20 7. No building plans or permits are approved as part of this submittal.
8. No sign permits are approved as part of this submittal.

ADJOURNMENT

25 **At 7:25pm, Commissioner Ellison made a MOTION to adjourn the meeting, seconded by Commissioner Patterson, unanimously approved. Motion Carried.**

Respectfully submitted,
Charles Nordman
30 Senior Planner