

**VILLAGE OF HUNTLEY
PLANNING COMMISSION & ZONING BOARD OF APPEALS
JOINT MEETING**

Wednesday, May 28, 2008

MINUTES

5

CALL TO ORDER

Due to a lack of quorum, the Village of Huntley Zoning Board of Appeals Public Hearing portion of the Joint Meeting is continued to June 11, 2008.

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Chairman Ron Hahn called to order the meeting of the Planning Commission of the Village of Huntley on Wednesday, May 28, 2008 at 7:15 pm in the Municipal Complex Village Board Room at 10987 Main St, Huntley, Illinois 60142. The room is handicap accessible.

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ATTENDANCE

PLANNING

COMMISSIONERS

Chairman Ron Hahn; Commissioners Ruby Hornig, Russ Palermo, and Len Stensing

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COMMISSIONERS

ABSENT:

Commissioners David Patterson, Dawn Ellison, and Tom Kibort

ZONING BOARD

Chairman Jack Tures; Members: Joe Manning, and Lou Stanczak

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ZONING BOARD

MEMBERS ABSENT:

Members Terri Martin, Christopher Habel, Donald Bond, and Lee Linnenkohl

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ALSO PRESENT:

Senior Planner Charles Nordman, Director of Development Services Lisa Armour, and Recording Secretary Kari Turco of Karick & Associates.

APPROVAL OF MINUTES

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A. Approval of the April 16, 2008 Joint Planning Commission and Zoning Board of Appeals Meeting Minutes

Planning Commission Chairman Hahn asked if there were any additions or corrections to the minutes.

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A MOTION was made to approve the April 16, 2008 Planning Commission Meeting Minutes with the following changes:

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MOVED:

Commissioner Palermo

SECONDED:

Commissioner Stensing

AYES:

Commissioners Palermo, Stensing Chairman Hahn

NAYS:

None

ABSTAIN:

Commissioner Hornig

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MOTION CARRIED

3:0:1

PETITIONS

A. **Petition No. 08-5.1, TDC Huntley L.L.C. (owner) and Newton Oldacre McDonald, L.L.C. (contract purchaser), 1.081 acres, more or less, and commonly known as Outlot 1 of Huntley Grove Commercial Subdivision Requesting (i) Final Plat of Huntley Grove Commercial Subdivision – First Resubdivision; (ii) Final Planned Unit Development for Outlot 1; (iii) Amended Final Planned Unit Development for Outlot 2; (iv) Special Use Permit for Automobile Service; and (v) Approval of such other 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, all pursuant to the requirements of the Zoning Ordinance, including specifically Section 156.120 et seq.**

Petitioner’s Request

The petitioner is requesting the Plan Commission to forward recommendations to the Village Board for the Final Plat of Resubdivision, Final Planned Unit Development (PUD) for Outlot 1, Amended Final PUD for Outlot 2, and Special Use Permit for Automobile Service on Outlot 1.

Location

Outlot 1 (1.08 acres) and 2 (1.21 acres) of Huntley Grove Commercial Subdivision (“Property”)

Petitioners/Owner

Newton Oldacre McDonald, LLC
 (contract purchaser of Outlot 1)
 3841 Green Hills Village Drive, Suite 400
 Nashville, TN 37215

TDC Huntley, LLC (owner)
 c/o Tucker Development Corp.
 799 Central Avenue, Suite 300
 Highland Park, IL 60035

Zoning, Land Use and Comprehensive Plan

LOCATION	ZONING	USE	COMPREHENSIVE PLAN
Property in Question	“B-3” Shopping Center Business	Huntley Grove Commercial Subdivision	Retail and Service Commercial
North	“M” Manufacturing	Vacant	Light Industrial
South	“B-3” Shopping Center Business	Future Wal-Mart	Retail and Service Commercial
East	“R-4” Townhomes and Condominiums	Future Townhomes	Retail and Service Commercial
West	“B-3” Shopping Center Business	Future Retail Center	Retail and Service Commercial

Development Summary

The petitioners are proposing to construct a 7,995 square feet National Tire and Battery on Outlot 1 of the Huntley Grove Commercial Subdivision. The building will have the ability to service ten vehicles at any one time and will have a total of 10 service bays (5 on the east building façade and 5 on the west building façade). Sales and service at the facility will include, but is not limited to the following:

- Tire and wheel sales and related services

- Oil change and differential service
- Transmission fluid flushes
- Coolant system flushes
- Wheel alignment and suspension repairs
- 5 • MacPherson strut and shock absorber replacement
- Brake service
- Air conditioning service
- Scheduled preventative maintenance as outlined in the vehicles Owner's Manual

10 The proposed NTB requires a recommendation from the Plan Commission for the Final Planned Unit Development and Special Use Permit for Automobile Service.

15 Additionally, the petitioners are requesting the Plan Commission review and forward a recommendation to the Village Board for the proposed Plat of Resubdivision that would shift the lot line between Outlots 1 and 2. The proposed resubdivision would move the existing lot line dividing the Outlots approximately 13.6 feet to the east, thus increasing the lot size of Outlot 2 and decreasing the lot size of Outlot 1. The petitioner has indicated the resubdivision is necessary to add a row of parking stalls to Outlot 2 so the proposed retail center can accommodate potential restaurant uses.

20 **Final Planned Unit Development / Amended Final Planned Unit Development**

25 The proposed NTB to be located on Outlot 1 of the Huntley Grove Commercial Subdivision is required to obtain Final Planned Unit Development approval prior to the development of the property. The Huntley Grove Preliminary Planned Unit Development (PUD) was previously reviewed by the Plan Commission and Zoning Board of Appeals on December 13, 2006, and subsequently approved by the Village Board on March 1, 2007. The preliminary PUD established the framework for the development of the Huntley Grove Commercial Subdivision and each Lot/Outlot is required to present Final PUD plans to the Plan Commission and Village Board as users are found for each site. To date, Final PUD approval has been granted for Lot 1 (Wal-Mart), Outlot 2 (retail center) and Outlot 6 (retail center).

35 ***Building Facades and Site Plan***

40 The proposed 7,995 square foot National Tire and Battery will be constructed of Quick-Brik (Quick-Brik is a structural concrete masonry unit that provides the look of brick with a one-step installation process) and Renaissance Stone. A metal canopy will cover the building's main entrance which will face Kreutzer Road. Condensing units will be located on the ground, adjacent to the building, and will be screened by a wall constructed of Quick-Brik.

45 The proposed NTB site plan for Outlot 1 provides the required front, side, and rear building and parking setbacks as provided in the Annexation Agreement for the Property. The amended site plan for Outlot 2 meets the required front and rear setbacks, but requires 3.43 feet of relief to allow the parking lot to be setback 6.57 feet from the east lot line. The additional parking is necessary on Outlot 2 to accommodate a Wal-Mart generated requirement that restaurants provide parking at ratio of 10 spaces per 1,000 square feet of floor area which exceeds the Annexation Agreement requirement of 4 spaces per 1,000 square feet of floor area. The additional parking will allow greater opportunity for restaurant

uses to locate within the retail center.

Parking

5 The Annexation Agreement for the Property requires 4.0 parking spaces for every 1,000 square feet of floor area. The number of parking spaces proposed for the NTB site conforms to the Annexation Agreement parking requirements. The Annexation Agreement does not require motorcycle parking to be provided for the Huntley Grove commercial development. The following chart further illustrates NTB parking requirements.

10 ***National Tire and Battery Required Parking***

	HUNTLEY GROVE PARKING REQUIREMENTS PER ANNEXATION AGREEMENT	NTB PARKING REQUIRED	SPACES PROVIDED ON SITE
NTB 7,995 S.F.	4.0 spaces per 1,000 of gross floor area	32 parking spaces	36 parking spaces

15 The additional parking spaces that are proposed on Outlot 2 are being provided due to a requirement by Wal-Mart that restaurant uses must provide parking at a ratio of 10 spaces per 1,000 square feet of floor area. Without the additional parking spaces the potential for restaurant uses to locate on Outlot 2 would be severely limited.

Parking Lot Lighting

20 The petitioners are proposing to utilize a wall and parking lot fixture by WLS Lighting Systems identified as “261”. Fixture “261” is the same prairie style fixture that was approved as part of the Final PUD approvals for Outlots 2 and 6. Proposed parking lot fixtures would be pole mounted at a height of 20 feet and wall fixtures will be mounted 8 feet above grade. The Village’s Zoning Code requires parking lot lighting to have an average minimum illumination of two footcandles within the parking lot. Additionally, the Village’s Commercial Design Guidelines restrict light levels to 0.5 footcandles at the property lines.
25 The petitioner will need to make adjustments to the lighting plan to comply with these requirements prior to the issuance of a building permit.

Landscaping

30 The petitioners have provided a landscape plan for NTB that includes parking lot and perimeter landscaping. The landscape plan has been provided to the Village Forester and comments will be forwarded to the petitioner upon completion of the Forester’s review.

Signage

35 The petitioner is proposing to install one ground sign and three wall signs for NTB. The proposed ground sign is a monument style sign that will measure 6’-0” in height and an overall area of 48 square feet, including the sign base. The proposed monument sign conforms to the monument sign template that was approved as part of the Preliminary PUD for the Huntley Grove Commercial Subdivision.

40 The proposed wall signs will be located over the building’s main entrance which faces Kreutzer Road and on the east and west building elevations. Each sign will measure 4’ by 14’ and will have an area of 56 square feet. The Village’s Sign Ordinance permits one wall sign per tenant, or one per street frontage on corner lots. The NTB site has frontage on

Kreutzer Road only, therefore allowing one wall sign. As proposed, the wall signs require relief to allow the installation of signs on the east and west building elevations.

Special Use Permit for Automobile Service

5 The property is located in the “B-3” Shopping Center Business District which requires Automobile Service to be processed as a Special Use Permit. Special Uses require particular consideration as to their proper location and their relationship to surrounding uses and zoning districts and their impact upon the planned and orderly development of the neighboring property values and the Village. The Village Board may authorize a Special Use upon
10 determining and finding as fact the following:

- A. That the proposed use is necessary or desirable at the location involved to provide a service or facility which will further the public convenience and contribute to the general welfare of the neighborhood or community.
- B. That the proposed use will not be detrimental to the value of other properties or
15 improvements in the vicinity.
- C. That the proposed use will comply with the regulations of the zoning district in which it is located and this chapter generally including, but not limited to, all lot yard and bulk regulations, parking and loading regulations, sign control regulations and flood plain regulations and all other applicable village ordinances.
- 20 D. That the proposed use shall conform to any stipulations or conditions made a part of a special use permit issued for such use.
- E. That the proposed use shall conform to the regulations established for specific special uses as provided in this section.

25 Wal-Mart originally presented Final PUD plans that included an oil lube and tire facility, however, the oil lube and tire component has since been eliminated from the Wal-Mart project.

Final Plat of Subdivision

30 The proposed Final Plat of Huntley Grove Commercial Subdivision – First Resubdivision will shift the lot line between Outlots 1 and 2. The proposed resubdivision would move the existing lot line, dividing the Outlots, approximately 13.6 feet to the east. This adjustment will increase the lot size of Outlot 2 and decreasing the lot size of Outlot 1. The petitioner has indicated the resubdivision is necessary to add a row of parking stalls to Outlot 2 so the
35 retail center can accommodate potential restaurant uses.

As proposed, the plat of resubdivision conforms to the minimum required lot area and width requirements provided in the Annexation Agreement for the Property.

40 *Proposed Resubdivision*

	<i>MINIMUM REQUIRED</i>	<i>PROPOSED OUTLOT 1</i>	<i>PROPOSED OUTLOT 2</i>
<i>LOT AREA</i>	<i>1 acre</i>	<i>1.081 acres</i>	<i>1.210 acres</i>
<i>LOT WIDTH</i>	<i>200 feet</i>	<i>200.00 feet</i>	<i>222.64 feet</i>

45 Planning Commissioner Hahn asked for a timeframe on the project, and he was told by Chad Williams, representing the petitioner, that a guess would be to start late summer or early fall, depending on Wal-Mart’s schedule.

Chairman Hahn commended the petitioner on the project, as did the Commissioners, who had no further comments.

Chairman Hahn opened the floor for audience participation, but there was none.

A MOTION was made by the Planning Commission to approve Petition No. 08-5.1, TDC Huntley L.L.C. (owner) and Newton Oldacre McDonald, L.L.C. (contract purchaser), 1.081 acres, more or less, and commonly known as Outlot 1 of Huntley Grove Commercial Subdivision Requesting (i) Final Plat of Huntley Grove Commercial Subdivision – First Resubdivision; (ii) Final Planned Unit Development for Outlot 1; (iii) Amended Final Planned Unit Development for Outlot 2; (iv) Special Use Permit for Automobile Service; and (v) Approval of such other 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, all pursuant to the requirements of the Zoning Ordinance, including specifically Section 156.120 et seq., subject to the following conditions:

1. All public improvements and site development must occur in full compliance with all applicable Village Municipal Services (Engineering, Public Works, Planning and Building) and approved site design standards, practices and permit requirements.

2. The petitioner shall obtain final approval of the engineering plans and the Final Plat of Huntley Grove Commercial Subdivision – First Resubdivision from the Village Engineer prior to the execution of the plat documents.

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.

5. The final Landscape Plan requires approval from the Development Services Department Staff and the Village Forester. The petitioner shall agree to comply with the recommendations of the Village Forester.

6. In accordance with the Village’s Commercial Design Guidelines (Annexation Agreement, Exhibit F), all landscaped areas shall be irrigated.

7. The petitioner shall rotate the trash enclosure located at the southeast corner of Outlot 1 to be parallel to the south and east lot lines. The gate of the trash enclosure shall face west so that a vehicle can access the enclosure without blocking off-site traffic.

8. All storage shall be located within a fully enclosed building. No exterior storage shall be permitted.

9. The petitioner shall provide a revised 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.

10. No building plans or permits are approved as part of this submittal.

11. No sign permits are approved as part of this submittal.

12. In accordance with the Village's Commercial Design Guidelines, (Annexation Agreement, Exhibit F), parapets, dormers or other features shall be used to conceal rooftop mechanical equipment, if any, on all sides of the structure.

13. No outside overnight storage of vehicles is allowed on site.

MOVED: Commissioner Stensing
SECONDED: Commissioner Hornig
AYES: Commissioners Palermo, Hornig Stensing, Chairman Hahn
NAYS: None
ABSTAIN: None
MOTION CARRIED 4:0:0

B. Petition No. 08-5.2, Manuel Bejar, (D.B.A. MB Garage), 2.09 acres, more or less, and commonly known as 10501 Route 47, Requesting a Special Use Permit Automobile Service.

Petitioner's Request

The petitioner is requesting the Planning Commission to forward recommendations to the Village Board for the Special Use Permit for an Automobile Service use within the subject tract zoned "B-3" Shopping Center Business District.

Location

10501 Route 501 Route 47, NWC Route 47 and Algonquin Road ("Property")

Petitioners/Owner

Manuel Bejar
10501 Route 47
Huntley, IL 60142

Zoning, Land Use and Comprehensive Plan

LOCATION	ZONING	USE	COMPREHENSIVE PLAN
Property in Question	"B-3" Shopping Center Business	Retail, Rental, Automotive Service and Pre-Owned Sales	Retail and Service Commercial
North	"B-3" Shopping Center Business	Commercial	Retail and Service Commercial
South	"R-2" Single-Family Residence District	Residential	Retail and Service Commercial
East	"B-3" Shopping Center Business	Bowling Alley	Retail and Service Commercial
West	"B-2" Highway Service	Golf Driving Range	Retail and Service Commercial

Development Summary

On October 10, 2002, the Village Board granted Huntley Motor Works a Special Use Permit in the “B-3” Shopping Center Business District (per Village of Huntley Ordinance (O) 2002-10.71) to operate a used automobile dealership, including new motor home sales and automotive repair service at the 2.09-acre, property in question at 10501 Route 47.

On January 11, 2007, Royal Auto Sales, Inc. requested transfer of the *automotive sales-portion* of the Special Use Permit granted to Huntley Motor Works. On March 27, 2008, this portion of the Special Use Permit was transferred from Royal Auto Sales To Radek’s Auto Stop, LLC via Ordinance (O)2008-3.19. The transfer also allowed Radek’s Auto Stop to perform automotive repair services on site, as well. Huntley Motor Works (HMW) continued their automotive service and repair operations under the existing Special Use Permit. Huntley Motor Works has ceased operations and is no longer in business at the site. MB Garage has leased the space HMW formerly occupied for similar type of automotive service operation and is required to obtain a Special Use Permit to expand the their business into the space formally occupied by HMW. The owner of MB Garage has been informed that he may not conduct business operations at the site until he has received approval of a Special Use Permit by the Village Board.

Mr. Manuel Bejar, the owner of MB Garage, is also a partner in the automotive sales business to be conducted on the site in conjunction with the Special Use Permit previously granted to Radek’s Auto Stop, LLC. His partnership in the used car business is separate from the MB Garage business operation. Regulations associated with the conduct of vehicle sales at this site are covered by the Special Use Permit previously transferred to Radek’s Auto Stop, LLC.

Special Use Permit for Automobile Service

The property is located in the “B-3” Shopping Center Business District which requires Automobile Service to be process as a Special Use Permit. Special Uses require particular consideration as to their proper location and their relationship to surrounding uses and zoning districts and their impact upon the planned and orderly development of the neighboring property values and the Village. The Village Board may authorize a Special Use upon determining and finding as fact the following:

- A. That the proposed use is necessary or desirable at the location involved to provide a service or facility which will further the public convenience and contribute to the general welfare of the neighborhood or community.
- B. That the proposed use will not be detrimental to the value of other properties or improvements in the vicinity.
- C. That the proposed use will comply with the regulations of the zoning district in which it is located and this chapter generally including, but not limited to, all lot yard and bulk regulations, parking and loading regulations, sign control regulations and flood plain regulations and all other applicable village ordinances.
- D. That the proposed use shall conform to any stipulations or conditions made a part of a special use permit issued for such use.
- E. That the proposed use shall conform to the regulations established for specific special uses as provided in this section.

5 Planning Commission Chairman Hahn commented that the petition is proposing a similar use as was previously approved for this site. He added his concern that the landscape maintenance on the property is lacking and requested the petitioner be more diligent in regard to property aesthetics and maintenance once he begins business at the location.

The petitioner, Manuel Bejar, stated that once he is on site, he will make sure it is cleaned up.

10 Director of Development Services Lisa Armour stated that she will contact the landlord regarding property maintenance.

Chairman Hahn opened the floor for audience participation, but there was none.

15 Chairman Hahn asked if the business would be open to the public and this was confirmed the business would be opened to the public.

Chairman Hahn asked for Commissioner's comments.

20 Commissioner Hornig asked for clarification on the "limited in scope" comment in the petition, and Mr. Bejar stated that he would not be rebuilding engines. He will be performing diagnostics and light repairs such as oil changes, tires, scheduled maintenance and maybe transmission work.

25 **A MOTION was made by the Planning Commission to approve approval of Petition No. 08-5.2, Manual Bejar d.b.a MB Garage, 10501 Route 47, Huntley, IL 60142, Special Use Permit for an Automobile Service use within the "B-3" Shopping Center Business District, subject to the following conditions:**

30 **1. Plans submitted for any required building permits must conform to all applicable codes and requirements of the Huntley Fire Protection District and the Village's Development Services Department.**

2. Automobile service and maintenance are to be limited in scope. Transmission overhauls, engine replacements, major body work and the like will not occur on site.

35 **3. There will be no outdoor storage or stockpiling of parts associated with MB Garage.**

4. Hours of operation for MB Garage should not extend beyond the times indicated below:

- 40
- **Monday - Friday** **8:00 a.m. - 6:00 p.m.**
 - **Saturday** **8:00 a.m. - 1:00 p.m.**

5. All signage shall be in full compliance with the Village Sign Ordinance.

45 **6. No over storage of vehicles is allowed on site. All parking must occur in designated areas only. No parking is allowed in aisle areas. No storage is allowed on adjacent streets or off-site.**

50 **7. The Special Use Permit cannot be transferred and shall expire at such time as MB Garage ceases operations at this location. The Special Use Permit only authorizes the conduct of automotive service and repair operations as allowed under the B-3 zoning**

district. MB Garage is not authorized to conduct any sales of vehicles as part of this Special Use Permit. All vehicle sales at this location shall be subject to the conditions of the Special Use Permit granted to Radek's Auto Stop, LLC per Village Ordinance O)2008-3.19.

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8. Damaged, wrecked or vehicles in varying degrees of disrepair are not to be stored outside.

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9. Any changes in use or site plan layout must be evaluated by the Village for compliance with the Special Use Permit.

10. No building or occupancy permits will be issued until all the provisions stated herein have been satisfied.

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11. MB Garage shall comply with all requirements of the Illinois Environmental Protection Agency and any other state or federal agencies having jurisdiction. Any documented violation of any IEPA or other regulatory agency standards shall constitute a violation of the special use permit and may result in termination of the special use.

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MOVED: Commissioner Hornig
SECONDED: Commissioner Palermo
AYES: Commissioners Palermo, Hornig, Stensing, Chairman Hahn
NAYS: None
ABSTAIN: None
MOTION CARRIED 4:0:0

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ADJOURNMENT

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At 7:45 pm, A MOTION was made to adjourn the Planning Commission's May 28, 2008 meeting

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MOVED: Commissioner Palermo
SECONDED: Commissioner Hornig
AYES: Commissioners Palermo, Hornig, Stensing, Chairman Hahn
NAYS: None
ABSTAIN: None
MOTION CARRIED 4:0:0

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Respectfully submitted,
Kari L. Turco
Kari L. Turco
Recording Secretary
Karick & Associates

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This document is subject to correction as noted on the next meeting's minutes.