

VILLAGE OF HUNTLEY
PLAN COMMISSION & ZONING BOARD OF APPEALS
JOINT MEETING
Wednesday, September 30, 2009
MINUTES

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CALL TO ORDER

10 Zoning Board of Appeals Chairman Jack Tures called to order the joint meeting of the Plan Commission and Zoning Board of Appeals of the Village of Huntley on September 30, 2009 at 7:04 pm in the Municipal Complex Village Board Room at 10987 Main St, Huntley, Illinois 60142. The room is handicap accessible.

ATTENDANCE

PLAN

15 **COMMISSIONERS:** Chairman Ron Hahn and Commissioners Tom Kibort, Dawn Ellison, Len Stensing, and Ruby Hornig

COMMISSIONERS

20 **ABSENT:** Commissioner Russ Palermo

ZONING BOARD:

Chairman Jack Tures and Members Joe Manning, Lou Stanczak, Lee Linnenkohl, and Donald Bond

ZONING BOARD

25 **MEMBERS ABSENT:** Members Terri Martin and Christopher Habel

ALSO PRESENT:

Senior Planner Charles Nordman and Planner James Williams

3. Approval of Minutes

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A. Approval of the September 16, 2009 Plan Commission and Zoning Board of Appeals Joint Meeting Minutes

35 **A MOTION was made by the Plan Commission to approve the September 16, 2009 Joint Meeting Minutes with the correction Page 7, Line 12 “Manning” changed to “Kibort”.**

MOVED: Commissioner Hornig

SECONDED: Commissioner Kibort

40 **AYES: Commissioners Kibort, Stensing, Hornig and Chairman Hahn**

NAYS: None

ABSTAIN: Commissioner Ellison

MOTION CARRIED 4:0:1

45 B. Approval of the September 16, 2009 Plan Commission and Zoning Board of Appeals Joint Meeting Minutes

A MOTION was made by the Zoning Board of Appeals to approve the September 16, 2009 Joint Meeting Minutes as corrected.

50 **MOVED: Member Manning**

SECONDED: Member Stanczak

AYES: Members Bond, Stanczak, Manning and Chairman Tures

NAYS: None
ABSTAIN: Member Linnenkohl
MOTION CARRIED 4:0:1

5 4. Petition

A. Public Hearing for Petition No. 09-9.4, John Faubl, 11613 Main Street, Requesting approval of a Map Amendment to rezone said property from “O-PUD” Office - Planned Unit Development to “B-4” Adaptive Reuse.

10 Senior Planner Nordman began review of the PowerPoint outlining the petitioner’s request.

7:09 pm Plan Commissioner Russ Palermo arrived.

15 The petitioner and owner of the subject property, Dr. John Faubl is requesting approval of a Map Amendment to rezone the property from “O-PUD” Office – Planned Unit Development to “B-4” Adaptive Reuse.

20 The Village of Huntley Comprehensive Plan Downtown Subarea Plan includes the subject lot within an area designated for Adaptive Re-use. The petitioner’s request to rezone the property from “O-PUD” Office – Planned Unit Development to “B-4” Adaptive Reuse would allow the existing house to be used as a single-family residence. The petitioner purchased the property in November 2007 with the intent of moving his dental office to the location, however, he has indicated the soonest he could move his dental office would be 2015. Until then the petitioner would like to rent the existing single-family home as a private residence, which is not an allowed use in the “O-PUD” zoning district. Rezoning the property to “B-4” Adaptive Reuse will allow the petitioner to rent the house as a single-family residence.

30 Senior Planner Nordman reviewed the permitted and special uses under the “B-4” Adaptive Reuse zoning which includes Medical, dental, and optometry offices/clinics under Special Uses thereby requiring a public hearing and site plan review to accommodate this intended use in the future.

35 Senior Planner Nordman continued with history of the property including the previous owner’s rezoning of the property from “R-2” Single Family Residence to “O-PUD” Office – Planned Unit Development with the intention of converting the existing single-family residence into office space. The Village Board adopted Ordinance(O)2005-07.60 approving the rezoning and Special Use Permit for a Planned Unit Development, however, conversion of the single-family residence to office space was never completed and the house has since sat vacant and the approved PUD has expired.

40 A motion is requested of the Planning Commission and Zoning Board of Appeals, by the petitioner, to recommend approval of Petition No. 09-9.4, John Faubl, 11613 Main Street, Requesting approval of a Map Amendment to rezone said property from “O-PUD” Office - Planned Unit Development to “B-4” Adaptive Reuse.

45 Staff recommends the following conditions be applied should the Planning Commission and Zoning Board of Appeals forward a positive recommendation to the Village Board:

1. No building plans or permits are approved as part of this request.

50 Zoning Board Chairman Tures swore in petitioner John Faubl, 691 Bluestem Lane, Algonquin, IL 60102, owner of the subject property.

Plan Commission Chairman Hahn asked Dr. Faubl if he intended to re-zone the property back to “O-PUD” when he is ready to develop the property for his dental office.

5 Dr. Faubl stated it is his understanding the proposed “B-4” Adaptive Reuse zoning will accommodate development of the property in the future as a dental office with a Special Use Permit request.

Plan Commissioner Kibort asked the petitioner what improvements he planned for the property in the interim.

10 Dr. Faubl stated the interior of the structure is in good shape and he plans to make modest improvements to the interior and exterior of the structure to improve the habitability and aesthetics of the property for prospective renters.

15 Zoning Board of Appeals Chairman Tures asked if the Zoning Members had any questions for the petitioner.

Member Bond confirmed the petitioner will need to return to request approval for the dental office.

Senior Planner Nordman agreed and stated the dental office would require a Special Use Permit.

20 Member Manning asked if site review of the property to allow a dental office would require on-site parking.

Senior Planner Nordman stated parking for the dental office would be required.

25 Plan Commissioner Kibort added the parking requirement would be included as part of the Special Use Permit request.

Senior Planner Nordman agreed and added the revised Zoning Ordinance requires Site Plan Review for any non-residential redevelopment of the property including both Special Uses and Permitted Uses.

30 Zoning Board of Appeals Chairman Tures asked if anyone in attendance would like to comment on the petition. Chairman Tures noted that no one responded.

35 **A MOTION was made to recommend approval of** Petition No. 09-9.4, John Faubl, 11613 Main Street, Requesting approval of a Map Amendment to rezone said property from “O-PUD” Office - Planned Unit Development to “B-4” Adaptive Reuse **subject to the following condition:**

1. No building plans or permits are approved as part of this request.

40 **Plan Commission**

MOVED: Commissioner Ellison
SECONDED: Commissioner Palermo
AYES: Commissioners Ellison, Stensing, Kibort, Hornig, Palermo, and Chairman Hahn
45 **NAYS:** None
ABSTAIN: None
MOTION CARRIED 6:0:0

50 **Zoning Board of Appeals**

MOVED: Member Stanczak
SECONDED: Member Linnenkohl

AYES: Members Stanczak, Linnenkohl, Bond, Manning and Chairman Tures
NAYS: None
ABSTAIN: None
MOTION CARRIED 5:0:0

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5. Discussion

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Senior Planner Nordman announced the revised Zoning Ordinance is on the Village Board Committee of the Whole agenda for discussion tomorrow evening, October 1st. Staff's expectation is the revised Zoning Ordinance will be approved on October 8th with a December 1, 2009 effective date.

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Senior Planner Nordman stated that at this time a Simplified Residential Zoning Variance for a sunroom addition in Del Webb is scheduled for public hearing before the Zoning Board of Appeals the evening of Wednesday, October 14, 2009 and at this time there are no items slated for consideration by the Plan Commission the week of October 12th.

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Commissioner Stensing asked for an update on the railroad crossing improvements and Senior Planner Nordman stated the gates are being installed at Kreuzer Road and Grove Street but was not sure when they would be activated.

6. Adjournment

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At 7:24 pm, a MOTION was made to adjourn the September 30, 2009 Joint meeting by the Zoning Board of Appeals

Plan Commission

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MOVED: Commissioner Ellison
SECONDED: Commissioner Hornig
AYES: Commissioners Ellison, Stensing, Kibort, Hornig, Palermo, and Chairman Hahn
NAYS: None
ABSTAIN: None
MOTION CARRIED 6:0:0

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Zoning Board of Appeals

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MOVED: Member Linnenkohl
SECONDED: Member Stanczak
AYES: Members Linnenkohl, Stanczak, Habel, Bond, Manning, and Chairman Tures
NAYS: None
ABSTAIN: None
MOTION CARRIED 5:0:0

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Respectfully submitted,
James Williams
Planner
Village of Huntley

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