

VILLAGE OF HUNTLEY
PLAN COMMISSION MEETING
Monday, May 8, 2017
MINUTES

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CALL TO ORDER

Chairman Tom Kibort called to order the Village of Huntley Plan Commission meeting for May 8, 2017 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

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PLAN

COMMISSIONERS: Commissioners Darci Chandler, Ron Hahn and Lori Nichols, Terra DeBaltz and Robert Chandler, Vice Chair Dawn Ellison and Chairman Tom Kibort

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COMMISSIONERS

ABSENT: None.

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

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4. Public Comments None.

5. Approval of Minutes

A. Approval of the April 24, 2017 Plan Commission Meeting Minutes

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A MOTION was made to approve the April 24, 2017 Plan Commission Meeting Minutes as written.

MOVED: Commissioner Hahn

SECONDED: Vice Chair Ellison

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

NAYS: None

ABSTAIN: Commissioners Robert Chandler and DeBaltz

MOTION CARRIED 5:0:2

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6. Public Hearing(s)

A. Petition No. 17-5.1, BBQ King Huntley LLC, as petitioner, and Village of Huntley, as co-petitioner and owner, 11708 Coral Street (PIN 18-28-380-008) and 11705 First Street (PIN 18-28-380-003 and 18-28-380-009) – Request is for approval of (i) a Preliminary and Final Plat of Subdivision; (ii) Special Use Permit for a Restaurant; and (iii) Site Plan Review for a ±10,187 square foot retail building and parking lot, including any necessary relief in accordance with the application submitted to, and is on file with, the Village of Huntley.

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Background Information

Director Nordman reviewed a PowerPoint presentation outlining the requested approval of (i) a Preliminary and Final Plat of Subdivision; (ii) Special Use Permit for a Restaurant for the BBQ King; and (iii) Site Plan Review for a ±10,187 square foot retail building and parking lot, including any necessary relief in accordance with the application submitted to, and is on file with, the Village of Huntley.

Director Nordman stated that the location of the subject B-2 Highway Service District-zoned site is 11708 Coral Street (PIN 18-28-380-008) and 11705 First Street (PIN 18-28-380-003 and 18-28-380-009)

Summary

Director Nordman provided an overview of the project noting that the Village Board approved the Downtown Revitalization Plan in September, 2010 and has since worked diligently to implement the plan. Director Nordman stated that a fundamental component of the Downtown Plan is the redevelopment of properties and that following the Village’s purchase of the Kelley House at 11708 Coral Street it was determined that razing of the structure, which had fallen into disrepair, and redevelopment of the site with new retail space was the best use for the property.

Jason Szmurlo, owner of BBQ King Restaurant in Woodstock, is proposing to construct a multi-tenant/restaurant building on the site to open a second BBQ King location. The building footprint would be approximately 7,973 square feet. The building would provide for two retail spaces of 1,500 square feet each (total of 3,000 square feet), and a restaurant space of 4,923 square feet on the first floor and 3,152 square feet on the second floor. Director Nordman pointed out that while the tenant spaces are ground floor uses only, the entire façade will have the appearance of a two-story building. Director Nordman also noted that the building will front Coral Street and include a patio area for outdoor dining, which would be enclosed by wrought iron fence on private property adjacent to the public sidewalk.

Staff Analysis

Final Plat of Subdivision

Director Nordman provided an overview of the proposed plat of subdivision noting that it will re-subdivide the property to accommodate the proposed development and create the four lots as follows:

- Lot 1 (10,914 sq. ft.) – Village Parking Lot
- Lot 2 (3,291 sq. ft.) – American Legion Honor Garden
- Lot 3 (9,975 sq. ft.) – New Building / Restaurant
- Lot 4 (7,167 sq. ft.) – Former Village Hall

Director Nordman pointed out that the B-2 Highway Service District requires a minimum lot area of 5,000 square feet and a minimum lot width of 50 feet and that the proposed Lot 2 (to be used as the American Legion honor garden) will require relief since it will have an area of 3,291 square feet and lot width of 33 feet. All other proposed lots conform to the minimum lot area and width required in the B-2 Highway Service District.

Special Use Permit

Director Nordman stated that the B-2 Highway Service Zoning District requires the approval of a Special Use Permit for restaurants and when reviewing a Special Use Permit, the Plan Commission shall consider the standards identified in Section 156.068(E) of the Zoning Ordinance. Director Nordman noted the petitioner provided a response to each of Special Use Permit standards, including in the Plan Commission packets as follows:

- (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. *The proposed retail/restaurant building is consistent the Downtown Revitalization Plan which identifies a goal to “create a vibrant, active, mixed-use, pedestrian-oriented environment in the downtown” by promoting a mix of uses to create a unique synergy in the Downtown. The Plan also encourages creating entertainment and dining destinations in the Core Downtown to promote activity during evening hours as well as during the day.*

- (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. *The proposed development will not have undue adverse impact to surrounding property owners and will add to the character of the Core Downtown.*
- (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. *The proposed building is in character with other buildings in the Core Downtown and will not interfere with the use and development of neighboring properties.*
- (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. *There are adequate public facilities to serve the proposed development.*
- (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 proposed development is located in the Village’s Core Downtown and will not draw significant amounts of traffic through the neighboring residential areas.*
- (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 development will not impact any existing natural, scenic or historic feature.*
- (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 proposed use of the building shall comply with applicable municipal standards.*

Site Plan Review

Director Nordman reviewed the proposed site plan noting that it includes the construction of a ±10,187 square foot retail/restaurant building (7,973 sq. ft. footprint) and that the portion of the building to be home to the BBQ King will include a second story while the two tenant spaces will be ground floor uses only (the building elevations of the two tenant spaces will have the appearance of a two-story building). Director Nordman continued noting that the development includes installation of a proposed walkway between the former Village Hall and the new building to provide pedestrian access between the new public parking lot and Coral Street. The walkway will use the same brick pavers that are used throughout the Downtown streetscape. Director Nordman reiterated that the area to the west of the new building, Lot 2, has been reserved for use by the American Legion to create an honor garden and that the specific plans for the use of this area will be presented at a later date.

Old Village Hall and 11705 First Street

Director Nordman stated that the development of the proposed site requires that several modifications be made to the properties immediately west and north of the old Village Hall. Most notably, the single family house owned by the Village at 11705 First Street would need to be demolished to accommodate the parking lot necessary for the redevelopment. Additionally, Director Nordman pointed out that the two-car garage on the site to the east would remain and be used to store downtown snow clearing equipment and barricades for the Farmers Market and other special events. Director Nordman noted that the modifications to the area immediately west of old Village Hall necessary to accommodate the walkway between the two buildings include the following:

Old Village Hall

- Removal of the fence enclosure at the southwest corner of the building
- Relocation of three (3) air conditioning units to the north elevation of the building
- Removal of the payment drop box
- Removal of two (2) Maple trees and various shrubs
- Two (2) doorways and one (1) window well on the west elevation would be removed and filled with brick to match the building

11705 First Street

- Demolition of the single family house
- Demolition of the two (2) sheds located in the rear yard

Parking

Director Nordman reviewed the proposed parking for the new building provided by an expanded Village-owned parking lot to be constructed at the rear of the building along First Street. The new parking lot would provide 31 spaces for public use and six (6) parking spaces for the Legion (the Legion presently has six (6) parking spaces in their lot, which would remain under the Legion’s ownership). Additional parking would be available on Coral Street and Church Street. Director Nordman noted that parking regulations on First Street would be modified to prohibit parking on either side of the street (parking is currently allowed on the north side of First Street), while current parking spaces on Church Street and Woodstock Street would remain unchanged. Director Nordman added that Village staff has begun discussions with the First Congregational Church about exploring the possibility of expanding downtown alternatives by utilizing the existing parking lot for downtown overflow parking. The Church’s parking lot can accommodate approximately 50 vehicles (existing parking plus additional lots that would be paved by the Village).

Building Elevations

Director Nordman reviewed the proposed building elevations noting that the building will have the appearance of three individual buildings by each tenant space utilizing a different design and color scheme. The BBQ King Restaurant will include face brick along the front and side first floor elevations and a combination of horizontal and vertical cement fiber plank siding on the remainder of the building. Similarly, the two tenant spaces will feature fiber cement plank siding of different colors and various architectural features to make each building unique. Color elevations and renderings are provided as part of the application materials and the petitioner will provide color samples at the meeting.

Landscaping

Director Nordman reviewed the proposed site’s landscaping noting that it primarily consists of parking lot landscaping within the Village lot at the rear of the site, including Autumn Blaze Maple and Greenspire Linden trees within the landscaped islands and a row of Birchleaf Spirea along the northern edge of the parking lot. Ground cover within the landscape island will include deciduous shrubs and perennials and grasses. Other landscaping on the site will include foundation plantings along the rear, side, and front of the proposed building. Foundation plantings will include a mixture of deciduous shrubs, perennials, grasses and ground covers as listed on the landscape plan.

Site Lighting

The parking lot will be illuminated with the same black Holophane Granville style pole mounted fixture used within the downtown streetscape. Director Nordman noted that additional site illumination will be provided by decorative building mounted and pier mounted fixtures to be located on all elevations of the building and within the walkway between the proposed building and the former Village Hall.

Signage

Director Nordman pointed out that the proposed wall signage has been provided for the BBQ King restaurant only and that signage for the two tenant spaces will be submitted for sign permits when tenants are found to occupy each space. The proposed BBQ King signage includes a total of four wall signs; two wall signs will state “BBQ King” and will be located on the front (south) and side (east) elevations and the remaining two signs will state “BBQ King Pick-Up Entry” and will be located on the front (south) and rear (north) building elevations.

Requested Relief

Director Nordman review the following relief required as part of the Site Plan Review approval process:

1. The B-2 zoning district requires a minimum front setback of 30 feet. The new building will be setback ±1 foot from the front lot line.
2. The B-2 zoning district requires a minimum side yard setback of 10 feet and total combined side yard setbacks of 20 feet. The new building will have a zero lot line on the west elevation and will be setback ±2 feet along the east lot line.
3. The B-2 zoning district allows a maximum building coverage of 50%. The new building will cover ±80% of Lot 2.
4. The B-2 zoning district allows a maximum impervious coverage of 85%. The impervious coverage on Lot 2 is ±95%.
5. The B-2 zoning district requires a parking setback of 10 feet. The Village’s public parking lot will abut the east lot line and will be located within the right-of-way of First Street.

The following relief is required for the Plat of Subdivision:

1. The B-2 Highway Service District requires a minimum lot area of 5,000 square feet and a minimum lot width of 50 feet. The proposed Lot 2 (to be used as the American Legion honor garden) will require relief since it will have an area of 3,291 square feet and lot width of 33 feet.

REQUESTED ACTION

Director Nordman concluded the project presentation noting the petitioners request a motion of the Plan Commission to recommend approval of Petition No. 17-5.1, BBQ King Huntley LLC, as petitioner, and Village of Huntley, as co-petitioner and owner, 11708 Coral Street (PIN 18-28-380-008) and 11705 First Street (PIN 18-28-380-003 and 18-28-380-009) (i) a Preliminary and Final Plat of Subdivision; (ii) Special Use Permit for a Restaurant; and (iii) Site Plan Review for a ±10,187 square foot retail building and parking lot, including any necessary relief in accordance with the application submitted to, and is on file with, the Village of Huntley.

Director Nordman stated that 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 petitioner will comply with all final engineering revisions to be approved by the Village Engineer and Development Services Department.
3. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
4. In accordance with Section 155.221(A)(6) of the Subdivision Ordinance, the plat of subdivision shall be recorded with the Recorder of McHenry County within three months of approval by the Village Board. Failure to record the Plat(s) of Subdivision within three (3) months shall render the documents null and void.
5. No building 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. 17-5.1.

MOVED: Commissioner Robert Chandler
SECONDED: Commissioner DeBaltz
AYES: Commissioners Darci Chandler, Hahn, Nichols, DeBaltz, and
5 Robert Chandler, Vice Chair Ellison and Chairman Kibort
NAYS: None
ABSTAIN: None
MOTION CARRIED 7:0:0

10 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:

15 Charles Nordman, Village of Huntley
Jason Szmurlo, BBQ King, 800 Bach Court, Woodstock, IL 60098
Chuck Akerberg, 11007 Church Street, Huntley, IL 60142

20 Mr. Szmurlo addressed the Plan Commission, thanked them for their consideration of the request and stated that he believes the proposed BBQ King Restaurant and associated two tenant space building will strongly contribute to the Village's downtown area.

Mr. Akerberg addressed the Plan Commission and recommended that the proposed plan include adequate trash receptacles in the parking lot.

25 No other members of the audience wished to speak in support or opposition to the request.

Commissioner Darci Chandler stated that she was generally in favor of the proposed development and had no questions or concerns.

30 Commissioner Hahn stated that he was in favor of the request and offered that the downtown plan should include a drive-up mail box for the post office.

Vice Chair Ellison noted her concern that a BBQ King sign may be appropriate on the west side of the building.

35 Chairman Kibort asked the petitioner what the expectations were for the restaurant's second floor and Mr. Szmurlo stated that restaurant expected to accommodate seating for between 180 and 200 and that the mezzanine area upstairs would be ideal for private events and he estimated that it will accommodate seating for parties of between 60 and 65.

40 Chairman Kibort asked for an idea of what the construction start date and opening date.

Mr. Szmurlo stated that he hoped to begin construction in June or July this year and open before the end of 2017.

45 Chairman Kibort requested confirmation that the mechanicals will be completely screened and Mr. Szmurlo stated that the roof top mounted mechanical equipment will be completely screen by the building's parapet.

Commissioner Nichols suggested signage and/or faux windows on the west side of the proposed building.

50 Director Nordman pointed out that the west side of the building is adjacent to the American Legion honor garden and leaving the west side of the building as proposed may be appropriate given that the specific use of this area is unknown at this time.

Commissioner DeBaltz stated that she was comfortable with the proposed plan.

5 Commissioner Robert Chandler stated that he believes the proposed building looks very nice, particularly given that the roof-top mounted mechanical equipment is adequately screened.

A MOTION was made to close the public hearing to consider Petition No. 17-5.1.

10 **MOVED: Commissioner Nichols**
SECONDED: Commissioner DeBaltz
AYES: Commissioners Darci Chandler, Hahn, Nichols, DeBaltz, and
Robert Chandler, Vice Chair Ellison and Chairman Kibort
NAYS: None
ABSTAIN: None
15 **MOTION CARRIED 7:0:0**

20 **A MOTION was made to recommend approval of Petition No. 17-5.1 BBQ King Huntley LLC, as petitioner, and Village of Huntley, as co-petitioner and owner, 11708 Coral Street (PIN 18-28-380-008) and 11705 First Street (PIN 18-28-380-003 and 18-28-380-009) – Request is for approval of (i) a Preliminary and Final Plat of Subdivision; (ii) Special Use Permit for a Restaurant; and (iii) Site Plan Review for a ±10,187 square foot retail building and parking lot, including any necessary relief in accordance with the application submitted to, and is on file with, the Village of Huntley subject to the following conditions:**

- 25 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.
- 30 2. The petitioner will comply with all final engineering revisions to be approved by the Village Engineer and Development Services Department.
3. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
4. In accordance with Section 155.221(A)(6) of the Subdivision Ordinance, the plat of subdivision shall be recorded with the Recorder of McHenry County within three months of approval by the Village Board. Failure to record the Plat(s) of Subdivision within three (3) months shall render the documents null and void.
- 35 5. No building permits are approved as part of this submittal.
6. No sign permits are approved as part of this submittal.

40 **MOVED: Commissioner Darci Chandler**
SECONDED: Vice Chair Ellison
AYES: Commissioners Darci Chandler, Hahn, Nichols, DeBaltz, and
Robert Chandler, Vice Chair Ellison and Chairman Kibort
NAYS: None
ABSTAIN: None
MOTION CARRIED 7:0:0

45 B. Petition No. 17-5.2, RUBY-02-HNTLYCMRCL, LLC, as owner and petitioner, an approximately 55-acre parcel located generally east of Illinois Route 47 and north of Powers Road (PIN: 02-04-100-006) – Request is for approval of (i) a Preliminary and Final Plat of Subdivision; and (ii) a Preliminary Planned Unit Development for the B-3 (PUD) Shopping Center Business District zoned property.

5 Background Information

Planner Williams reviewed a PowerPoint presentation outlining the requested approval of (i) the Preliminary/Final Plat of Subdivision of the subject property creating six (6) separate parcels and (ii) the preliminary planned unit development for the subject property from petitioner/owner RUBY-02-HNTLYCMRCL, LLC, 6723 Weaver Road, Suite 108, Rockford, IL 61114.

Planner Williams stated that the location of the subject B-3(PUD) Shopping Center Business District – Planned Unit Development-zoned ±55 acre parcel is east of Illinois Route 47 and north and south of Regency Parkway.

10 Summary

Planner Williams summarized the proposed request from RUBY-02-HNTLYCMRCL, LLC for the subdivision of the subject ±55-acre Huntley Crossings – Phase II property into a total of six (6) lots: four (4) Outlots adjacent to Route 47 and north of Regency Parkway and two (2) larger tracts, one, north of Regency Parkway and the other between Powers Road and Regency Parkway.

15 Planner Williams noted that the subject ±55-acre Huntley Crossings – Phase II subdivision is adjacent to the ±30-acre tract, which includes the Huntley Springs retirement residence community, and that both tracts were annexed in December 2006 per Village of Huntley Ordinance (O)2006-11.08 as part of the Riedl Annexation Agreement.

20 Staff Analysis

25 Planner Williams stated that on March 23, 2017, the Village Board approved a second amendment to the Annexation Agreement governing the subject property. Planner Williams continued, stating that the approved second amendment accommodated the proposed 130-unit senior independent living facility Huntley Springs on the portion of the residential Phase III property and also served to revise certain restrictions for the Huntley Crossings - Phase II commercial property.

30 Planner Williams reviewed the most significant changes pertaining to the commercial Phase II property including the following:

- The number of subphases allowed for developing the property was increased from two to four.
- The maximum number of drive-thru restaurants was increased from two to four.
- A restriction was added that free standing medical service providers may be allowed on the Phase II Parcel, except that no free standing medical service provider shall be allowed in the outlots having frontage on Illinois Route 47 unless subsequently approved by the Village as a special use. There was no restriction on the location of free standing medical service providers in the original agreement.
- The permitted height for the shopping center monument sign was increased from 30 to 32 feet and the allowed height for an outlot monument sign was increased from 6 to 10 feet.
- The setback for the outlot monument signs was reduced from 50 to 10 feet.
- The developer will contribute \$25,000 for the construction of the new pedestrian and bicycle path the Village is constructing within the existing Illinois Route 47 right-of-way.

45 Preliminary/Final Plat of Subdivision

Planner Williams reviewed the proposed preliminary/final plat of subdivision including that it serves to divide the ±55-acre property into six (6) lots, with four (4) outlots adjacent to Route 47, north of Regency Parkway. The remaining property will be divided into two (2) large lots (Lots 5 and 6) for future development. Right-of-way dedications include 0.52 acres along the eastern edge of Lot 6 to accommodate the northern extension of Powers Road that will be constructed as part of the Huntley Springs senior independent living project, as well as, the dedication of the necessary right-of-way for the eastern extension of Regency Parkway.

The four proposed outlots along Route 47 range in size from 0.804 acres to 1.257 acres, with lot widths of between 112.70-feet and 159.15-feet. The B-3(PUD) zoning district requires a minimum lot area of 80,000 square feet (1.84 acres) and lot width of no less than 200 feet. Therefore, Planner Williams noted that all four (4) proposed outlots require relief from the minimum lot area and width requirements.

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Preliminary Planned Unit Development

Planner Williams addressed the proposed Preliminary Planned Unit Development (PUD) noting that four outlots are included along with associated stormwater management facilities to accommodate development of the four outlots. Planner Williams noted that access to the outlots will be provided from the existing north-south private drive connecting Regency Parkway with the Huntley Grove commercial subdivision to the north and that there shall be no direct access to Route 47 from the Outlots and no cross-access required between Outlots. Stormwater detention will be provided within the 100 foot greenbelt area along Route 47.

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Landscaping

Planner Williams reviewed the proposed landscape plan submitted in accordance with the Annexation Agreement requirements stipulating the requisite plantings within the Route 47 Greenbelt Buffer/Stormwater detention area adjacent Outlots 1 through 4. Planner Williams stated that the installation of the proposed landscaping must be installed prior to the issuance of a certificate of occupancy for any outlot. Additionally, the petitioner is responsible for the planting of the requisite (1 tree/40 feet) parkway trees along Regency Parkway. Planner Williams noted that site landscaping on the individual Outlots will be reviewed/approved with the Final Planned Unit Development process for those individual sites.

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Signage

Planner Williams pointed out that the amendment to the Huntley Crossings – Phase 2 Annexation Agreement allowed signs to be constructed within the Route 47 Greenbelt Buffer provided that each ground sign shall be set back a minimum of ten (10) feet from the dedicated Route 47 right-of-way. Planner Williams stated that the annexation agreement amendment accommodated one shopping center monument sign at the Regency Parkway entry, having a height not to exceed thirty two (32) feet, and one independent monument sign on each Outlot fronting Route 47, with a maximum height of ten (10) feet each.

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Planner Williams noted that at this time the petitioner is not proposing to construct a shopping center monument sign, therefore, they will be required to submit a design for approval by the Village Board should they wish to construct an entry sign at some point in the future.

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Requested Relief

Planner Williams reviewed the following relief is requested as part of the Preliminary Plat of Subdivision:

1. Relief is requested to allow a Minimum Lot Area of 0.804 acres rather than the requisite 80,000 square feet (1.84-acres) in the B-3 (PUD) zoning district.
2. Relief is requested to allow a Minimum Lot width of 112.70 feet rather than the 200 feet minimum lot width required in the B-3 (PUD) zoning district.

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Review Criteria for Preliminary Planned Unit Development Review

Planner Williams noted that the Plan Commission shall review and evaluate the Preliminary Planned Unit Development in terms of whether the proposal meets the following criteria:

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- i. Is compatible with the Village of Huntley Comprehensive Plan and Community Goals.
- ii. Promotes high standards in design, site planning and construction.
- iii. Provides a safe and desirable living environment.
- iv. Preserves natural features of the site.

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- v. Provides adequate open space for recreation and other community purposes.
- vi. Represents a creative approach in land development.
- vii. The design is compatible with adjacent properties and neighborhood.

5 Planner Williams pointed out that applications for Final Planned Unit Development for the development within the individual outlots will be submitted to the Plan Commission as users are found for each lot.

Requested Action

10 Planner Williams concluded the project presentation noting the petitioner requests a motion of the Plan Commission to recommend approval of Petition No. 17-5.2, RUBY-02-HNTLYCMRCL, LLC, as owner and petitioner, an approximately 55-acre parcel located generally east of Illinois Route 47 and north of Powers Road (PIN: 02-04-100-006) (i) a Preliminary and Final Plat of Subdivision; and (ii) a Preliminary Planned Unit Development for the B-3 (PUD) Shopping Center Business District zoned property.

15 Planner Williams stated that 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 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.
4. A sidewalk shall be provided along the northern right-of-way for Regency Parkway, between Route 47 and the private drive.
- 30 5. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
6. The petitioner shall obtain final approval of the Landscape Plan from the Development Services Department.
- 35 7. In accordance with Section 155.221(A)(6) of the Subdivision Ordinance, the plat of subdivision shall be recorded with the Recorder of Kane County within three months of approval by the Village Board. Failure to record the Plat(s) of Subdivision within three (3) months shall render the documents null and void.
8. No building permits are approved as part of this submittal.
9. No sign permits are approved as part of this submittal.

40 **A MOTION was made to open the public hearing to consider Petition No. 17-5.2.**

MOVED: Commissioner Hahn
SECONDED: Commissioner Robert Chandler
AYES: Commissioners Darci Chandler, Hahn, Nichols, DeBaltz, and
Robert Chandler, Vice Chair Ellison and Chairman Kibort
NAYS: None
ABSTAIN: None
MOTION CARRIED 7:0:0

50 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

5 Lauren Downing, P. E., Project Manager, Fehr Graham, 200 Prairie Street – Suite 208, Rockford, IL 61107

Ms. Lauren Downing addressed the Plan Commission, thanked them for their consideration of the request and stated that she welcomed any questions or concerns regarding the project request.

10 No other members of the audience wished to speak in support or opposition to the request.

Commissioner Darci Chandler asked if there were any businesses currently proposed to develop within the Huntley Crossing – Phase 2 subdivision.

15 Ms. Downing noted that there are a couple businesses interested in developing within the proposed subdivision but no announcements at this time.

20 Commissioner Hahn understood that the specifics of the site design for the Outlots would be addressed under the individual Final Planned Unit Development review for each of the Outlots, however, he did have an observation that landscaping within the roadway medians would be a desirable feature.

Vice Chair Ellison expressed her concern that the proposed Outlots are too small.

25 Chairman Kibort noted that he had no concerns or questions regarding the request.

Commissioner Nichols stated that she had no questions or concerns regarding the proposal.

Commissioner DeBaltz stated that she had to objection to the proposed request.

30 Commissioner Chandler pointed out that perhaps Outlots resulting from a future subdivision of Lot 6, to the south of Regency Parkway, could perhaps be larger than the four proposed with this phase of development.

A MOTION was made to close the public hearing to consider Petition No. 17-5.2.

35 **MOVED: Vice Chair Ellison**
SECONDED: Commissioner Hahn
AYES: Commissioners Darci Chandler, Hahn, Nichols, DeBaltz, and
Robert Chandler, Vice Chair Ellison and Chairman Kibort
NAYS: None
40 **ABSTAIN: None**
MOTION CARRIED 7:0:0

45 **A MOTION was made to recommend approval of Petition No. 17-5.2, RUBY-02-HNTLYCMRCL, LLC, as owner and petitioner, an approximately 55-acre parcel located generally east of Illinois Route 47 and north of Powers Road (PIN: 02-04-100-006) (i) a Preliminary and Final Plat of Subdivision; and (ii) a Preliminary Planned Unit Development for the B-3 (PUD) Shopping Center Business District zoned property subject to the following conditions or approval:**

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.
4. A sidewalk shall be provided along the northern right-of-way for Regency Parkway, between Route 47 and the private drive.
5. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
6. The petitioner shall obtain final approval of the Landscape Plan from the Development Services Department.
7. In accordance with Section 155.221(A)(6) of the Subdivision Ordinance, the plat of subdivision shall be recorded with the Recorder of Kane County within three months of approval by the Village Board. Failure to record the Plat(s) of Subdivision within three (3) months shall render the documents null and void.
8. No building permits are approved as part of this submittal.
9. No sign permits are approved as part of this submittal.

MOVED: Vice Chair Ellison
SECONDED: Commissioner Nichols
AYES: Commissioners Darci Chandler, Hahn, Nichols, and Robert Chandler, Vice Chair Ellison and Chairman Kibort
NAYS: None
ABSTAIN: None
MOTION CARRIED 7:0:0

7. Petition(s)

- A. Petition No. 17-5.3, Hamra Enterprises on behalf of Panera Bread, as petitioner, Outlot 5 of the Huntley Grove Commercial Subdivision - Conceptual review of a site plan and building elevations for a multi-tenant building including a Panera Bread Drive-Through Restaurant.

Project Background

Director Nordman reviewed a PowerPoint outlining the conceptual review of the site plan and building elevations for a proposed 4,200 square foot Panera Bread restaurant with a drive-through and an adjacent 3,300 square foot retail tenant space proposed within B-3 Shopping Center Business District-zoned Outlot 5, Huntley Grove Commercial Subdivision.

Staff Analysis

Director Nordman stated that the B-3 Shopping Center Business District-zoned site is subject to the Par/Tucker Annexation Agreement.

Site Plan

Director Nordman provided an overview of the proposed site plan noting the proposed 7,500 square foot building includes a sixty-four (64) stall parking lot which exceeds the 55 parking spaces required by the Zoning Ordinance.

Director Nordman noted the building's main entrances will be orientated toward Route 47 with access to the site provided by a driveway shared with AutoZone. Director Nordman added that vehicles entering the site would circulate one-way counter clockwise around the building and that the building's trash enclosure would be located behind the building at the southeast corner of the site. Director Nordman pointed out that the drive-through window and menu board would be located along the rear elevation of the building with an island separating the drive-through lane from the parking lot drive aisle. Additionally, Director Nordman stated that the site plan also includes 10-foot by 19-foot parking stalls that exceed the minimum dimensions required by the Zoning Ordinance. Furthermore, the width of the parking lot drive aisle is also greater than required and will measure up to 28.5 feet in width.

Building Elevations

Director Nordman reviewed the proposed building materials and elevations noting that the building elevations primarily consist of two different colors of face brick (light grey blend and manganese ironspot) with aluminum awnings over many of the windows and doorways. The remaining windows and doorways would include Sunbrella fabric awnings. Director Nordman pointed out that the proposed building materials also include aluminum accent panels along the front and side elevations of the Panera Bread tenant space and accent lighting on the building includes gooseneck fixtures over the signage, awnings, and along the wall elevations.

Signage

Director Nordman reviewed the proposed sign package for the Panera Bread facility including that wall signage is proposed on the front (Route 47), side (Kreutzer Road), and rear building elevations and that this signage includes "Panera Bread" on all elevations and "drive thru" on the front and side elevations. Director Nordman pointed out that the proposed ground sign for the site has not been specified, but that it shall be provided with the application for Final Planned Unit Development and furthermore, must be constructed with brick to match the building elevations.

Landscaping

Director Nordman reviewed the proposed site landscaping including building foundation and perimeter plantings, also noting that Staff has suggested that existing landscaping within the neighboring right-of-way may benefit from being "thinned-out" in order to not obscure views of the site from the adjacent roadways.

Required Relief

Director Nordman reviewed that the proposed plans require the following relief:

1. A parking setback of 10 feet is required from side lot lines. A setback of approximately 3 feet is proposed along the side lot line adjacent to the multi-tenant retail center to the south (Outlot 6).

Director Nordman noted the project requires the review and approval from the Plan Commission and Village Board for the following

1. Special Use Permit for a restaurant with a drive-through.
2. Final Planned Unit Development, including any necessary relief

Village Board Conceptual Review

The Village Board favorably reviewed the conceptual plan as presented on May 4, 2017, and referred it to the Plan Commission to begin the formal development review and approval process. Director Nordman reviewed the Village Board comments for the proposed project including the following:

1. If feasible, make the sidewalk/patio at the front of the building larger to provide more space for the outdoor dining.

2. Extended the barrier median at the southeast corner of the drive-through to prevent vehicles from entering the drive-through lane at the incorrect location.

Requested Action

- 5 Director Nordman pointed out that the Plan Commission is requested to review the proposed 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.

- 10 Mark Richards, Engineer with Webster, McGrath & Ahlberg, Ltd., representing Panera, addressed the Plan Commission and provided details regarding the design of the site’s drive through lane.

Commissioner Hahn noted his concern that the location of the trash enclosure at the southeast corner of the site, coupled with the configuration of the shared driveway with Auto Zone, may make access to the dumpster enclosure difficult.

- 15 Director Nordman pointed out that Staff had discussed the design of this portion of the site and were concerned that making the driveway opening to wide could negatively impact vehicular traffic maneuvering in-and-out of the Panera and AutoZone sites.

- 20 Vice Chair Ellison expressed concern that the south elevation of the building, near the southeast corner of the tenant space, needs an additional architectural element.

Commissioner Chandler suggested turning the dumpster enclosure clockwise in order to orient its opening to the southwest could perhaps improve its accessibility.

- 25 C. Petition No. 17-5.5, Village of Huntley, petitioner, Request is for Conceptual review of proposed text amendments to the Village of Huntley Zoning Ordinance BP-Business Park and ORI-Office/Research/Industrial Zoning Districts.

- 30 Background Information

Director Nordman reviewed a brief PowerPoint presentation outlining the proposed text amendments to the BP-Business Park and ORI-Office/ Research/Industrial Zoning Districts within the Village of Huntley Zoning Ordinance.

- 35 Development Summary

- 40 Director Nordman summarized the proposed text amendments noting that the existing BP-Business Park zoning district allows as permitted uses “distribution, storage and warehousing”, while the existing ORI-Office/Research/Industrial zoning district allows as permitted uses, “motor/rail freight terminal, truck terminal, and warehouse (storage).” Director Nordman stated that currently the Zoning Code only defines a motor freight terminal as “a building or premises in which freight is received or dispatched by motor vehicle” and does not provide definitions for the other warehouse/trucking related uses.

Staff Analysis

- 45 Director Nordman continued, stating that staff is seeking direction from the Plan Commission for the proposed text amendments that would revise or add definitions of the above-mentioned uses and that would also designate these uses as special uses rather than permitted uses, thus allowing more control over development standards associated with these uses.

Action Requested

Director Nordman pointed out that the Plan Commission is requested to review the proposed text amendments to obtain feedback regarding the possibility of amending the Zoning Ordinance as proposed and that this review is conceptual and does not bind the Plan Commission or the Village in any additional review processes.

5 The Plan Commission members offered no specific comments or concerns regarding the proposed text amendments.

10 Director Nordman stated that the Plan Commission public hearing to consider a recommendation to approve the proposed text amendments is scheduled for the next regularly scheduled Plan Commission meeting on Monday, May 22, 2017.

D. Petition No. 17-5.6, Village of Huntley, petitioner, Request is for conceptual review of a proposed Zoning Ordinance text amendment regarding Gasoline Service Stations and Truck Stops.

15 Background Information

Director Nordman reviewed a brief PowerPoint presentation outlining the proposed text amendments regarding Gasoline Service Stations and Truck Stops.

Development Summary

20 Director Nordman noted that the Village Board has recently reviewed and amended the regulations pertaining to video gaming and that the Illinois Video Gaming Act provides for video gaming at truck stops and the Act also provides a definition for truck stops as it relates to gaming. Director Nordman continued, pointing out that the Village Board recently amended the regulations regarding video gaming at truck stops and increased the minimum acreage (from 3 to 6 acres) and fuel sales requirements (from 10,000 to 20,000 gallons monthly) to meet the definition of a truck stop for purposes of video gaming licensing. Director Nordman stated that while the definition of truck stop is specified for purposes of video gaming licensing it is not defined within the Zoning Ordinance.

Staff Analysis

30 Director Nordman continued, stating that staff is seeking direction from the Plan Commission for proposed text amendments that would create a definition for a truck stop as well as better define the existing definitions for gasoline service stations. Director Nordman pointed out that the Zoning Ordinance currently does not define gasoline service station, which is a special use in the B-2, B-3, and M zoning districts, and a permitted use in the C-1 and C-2 Districts. Additionally, Director Nordman reiterated that the Zoning Ordinance does not define truck stop and does not accommodate it as a permitted use or a special use in any zoning district.

40 Director Nordman stated that the proposed amendments would define gasoline service station as follows, with gasoline service stations revised to be a special use in the C-1 and C-2 Districts as well as the B-2, B-3, and M zoning districts:

Gasoline Service Station: Buildings and premises where gasoline, oil, grease, batteries, tires and automobile accessories may be supplied and dispensed at retail. A gasoline service station is not a truck stop and no over the road trucks shall be allowed to stop and park overnight or for any other period in which the operator of the truck takes mandatory down time or sleeps to enable the driver to return to service. May include a convenience center/mini-mart and/or car wash.

Director Nordman continued, noting that the proposed amendments would also define truck stop as follows, with truck stops not included as a permitted or special use in any zoning district at this time:

Truck Stops: An establishment engaged primarily in the fueling, servicing, repair, or parking of tractor trucks or similar heavy commercial vehicles, including the sale of accessories and equipment for such

vehicles. A truck stop consists of, at the very least, a diesel grade fueling station with bays wide and tall enough for modern tractor/ trailer rigs, have a large enough parking area to accommodate five or more semi-trucks or other heavy vehicles, exclusive of the fueling lanes. A truck stop may also include overnight accommodations, showers, or restaurant facilities primarily for the use of truck crews. Over the road trucks shall be allowed to stop and park overnight or for any other period in which the operator of the truck takes mandatory down time or sleeps to enable the driver to return to service. A truck stop is not a gasoline service station. A convenience store may also be associated with a truck stop; however, diesel fuel sales are the primary source of retail sales.

Action Requested

Director Nordman pointed out that the Plan Commission is requested to review the proposed text amendments to obtain feedback regarding the possibility of amending the Zoning Ordinance as proposed and that this review is conceptual and does not bind the Plan Commission or the Village in any additional review processes.

The Plan Commission members offered no specific comments or concerns regarding the proposed text amendments.

Director Nordman stated that the Plan Commission public hearing to consider a recommendation to approve the proposed text amendments is scheduled for the next regularly scheduled Plan Commission meeting on Monday, May 22, 2017.

8. Discussion

Director Nordman reiterated that there are two (2) public hearing items scheduled for the next Plan Commission meeting on Monday, May 22, 2017.

9. Adjournment

At 8:12 pm, a MOTION was made to adjourn the May 8, 2017 Plan Commission meeting.

MOVED: Vice Chair Ellison
SECONDED: Commissioner Nichols
AYES: Commissioners Darci Chandler, Hahn, Nichols, DeBaltz, and Robert Chandler, Vice Chair Ellison and Chairman Kibort
NAYS: None
ABSTAIN: None
MOTION CARRIED 7:0:0

Respectfully submitted,

James Williams
Planner
Village of Huntley