

VILLAGE OF HUNTLEY
PLAN COMMISSION MEETING
Monday, July 10, 2017
MINUTES

5

CALL TO ORDER

Chairman Tom Kibort called to order the Village of Huntley Plan Commission meeting for July 10, 2017 at 6:35 pm in the Municipal Complex Village Board Room at 10987 Main Street, Huntley, Illinois 60142. The room is handicap accessible.

10

PLEDGE OF

ALLEGIANCE Chairman Tom Kibort led the Pledge of Allegiance.

ROLL CALL

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PLAN

COMMISSIONERS: Commissioners Darci Chandler, Ron Hahn, Lori Nichols and Chairman Tom Kibort

COMMISSIONERS

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ABSENT: Commissioners Terra DeBaltz, Robert Chandler and Vice Chair Dawn Ellison

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 June 12, 2017 Plan Commission Meeting Minutes

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A MOTION was made to approve the June 12, 2017 Plan Commission Meeting Minutes as written.

MOVED: Commissioner Darci Chandler

SECONDED: Commissioner Hahn

AYES: Commissioners Darci Chandler, Hahn and Chairman Kibort

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NAYS: None

ABSTAIN: Commissioner Nichols

MOTION CARRIED 3:0:1

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6. Public Hearing(s)

A. Petition No. 17-7.1, Norr Architects, as petitioner, Ruby-02-HNTLYCMRCL, LLC, as owner, Lot 2 of the proposed Huntley Crossings, Phase 2, Plat 1 (generally located east of Route 47 and north of Regency Parkway) – Request is for approval of (i) a Final Planned Unit Development, including any necessary relief and (ii) a Special Use Permit for a Drive-Through for a Panda Express Restaurant in accordance with the site plan that has been submitted to, and is on file with, the Village of Huntley, pursuant to the requirements of Section 156.204 of the Huntley Zoning Ordinance.

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Background Information

Planner Williams reviewed a PowerPoint presentation outlining the request from Norr Architects on behalf of Panda Express Chinese Kitchen for a proposed ±2,200 square foot restaurant with a drive-through to be located on Lot 2 of Huntley Crossings Phase II. The subject 1.257-acre site on the east side of Route 47 and north of

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Regency Parkway is two lots south of the existing Burger King restaurant within the Huntley Grove commercial subdivision.

5 Planner Williams stated that the Amended Annexation Agreement, Preliminary/Final Plat of Subdivision and Preliminary Planned Unit Development for Huntley Crossings – Phase 2 approved earlier this year established the framework for development within the subdivision.

Staff Analysis

10 ***Final Planned Unit Development - Site Plan***

Planner Williams reviewed the site plan for the proposed ±2,200 square foot Panda Express Chinese Kitchen restaurant oriented to face Route 47 with the customer entrance at the facility’s southwest corner. The restaurant’s drive-through circulates traffic counter-clockwise through the site from the single entrance/exit driveway from the Huntley Crossing – Phase 2 service road at the southeast corner of the site. Bike racks for the site are proposed within the curbed bump-out near the restaurant’s main entrance.

Parking

20 Planner Williams noted that the Annexation Agreement requires eating establishments of 7,000 square feet or less to provide ten (10) parking spaces per 1,000 square feet, thereby requiring twenty-three (23) parking stalls for the subject site. The proposed twenty-nine (29) parking spaces exceed the required number of parking spaces required for the restaurant. The site plan also includes parking stalls that are 10 feet in width and 19.5 feet in depth, which exceeds the minimum dimensions required by the Zoning Ordinance. The width of the parking lot drive aisle is also greater than required and will measure 25 feet in width.

25 ***Building Façade***

Planner Williams reviewed the proposed building materials for the Panda Express restaurant including the two shades of brick, stone at the base of the building, and composite wood material on the upper portions of the building. An aluminum canopy extends from the storefront over the restaurant’s main entrance, along the front (Route 47-facing) elevation and above the drive-through window. Planner Williams noted that the building’s parapet, a combination of the building brick and composite decking materials, will completely screen all roof-mounted mechanical equipment. The facility’s brick masonry (matching the restaurant) trash enclosure, located on the south side of the site near the driveway entrance, includes solid metal gates.

Landscaping

35 Planner Williams stated that the landscape plan submitted for the site features foundation plantings, three (3) trees internal to the site with perimeter landscaping including fifteen (15) deciduous trees within the ten (10’) foot landscape setback. Planner Williams noted that while the proposed landscaping meet or exceed the Village’s Landscape Ordinance and Commercial Design Guidelines, the Gro-Low Sumac dumpster enclosure screening must be replaced with a similar alternative plant material.

40 ***Site Lighting***

Planner Williams reviewed the petitioner’s proposal for installation of eleven (11) decorative lantern-style parking lot light fixtures, mounted at a height of twenty-two feet and a wall-mounted lantern light fixture flanking the restaurant’s entrance. The Village’s Zoning Ordinance requires parking lot lighting to have an average minimum illumination of two foot-candles within the parking lot and a maximum of 0.5 foot-candles at the property lines. Planner Williams noted that the Village staff will continue to work with the petitioners to ensure compliance with the lighting requirements prior to the issuance of a building permit.

Signage – Wall

50 The proposed wall sign package breaks-down as follows:

BUILDING ELEVATION	NUMBER OF SIGNS ALLOWED	NUMBER OF SIGNS PROPOSED	SQUARE FOOTAGE OF SIGNS ALLOWED	SQUARE FOOTAGE OF SIGNS PROPOSED	RELIEF REQUIRED
WEST (FRONT)	1	1 ⁽¹⁾	41.5	41.28	NONE
NORTH (SIDE) DRIVE-THRU	0	1 ⁽²⁾	--	36	FOR ONE (1) SIGN
EAST (REAR)	0	1 ⁽²⁾	--	36	FOR ONE (1) SIGN
SOUTH (SIDE)	0	1 ⁽²⁾	--	36	FOR ONE (1) SIGN
TOTAL	1	4	41.5	149.28	THREE (3) ADDL. SIGNS AND ADDL. 107.78 SQUARE FEET

THE TWO (2) TYPES OF PROPOSED WALLS SIGNS ARE:

- (1) "PANDA EXPRESS" SIGN – 41.28 SF;
- (2) "PANDA EXPRESS CHINESE KITCHEN" W/ PANDA LOGO SIGN – 36 SF

5 **Signage – Ground**

The petitioner is not proposing to install a ground sign along Route 47. The only proposed ground sign on the site is a "Thank you" directional style sign at the exit of the drive-through. The "Thank you" sign will measure two (2) square feet and is proposed to be 3'-6"-tall. The height of the "Thank you" directional sign must be reduced by six (6) inches to meet the maximum three (3) foot height allowed by the Sign Ordinance.

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Required Relief

The proposed plans require the following relief:

1. The Sign Ordinance allows one wall sign per tenant or one per street frontage on corner lots. The subject site is not a corner lot, therefore, only one (1) wall sign is allowed by right. Relief is required to allow three additional wall signs and an additional 107.78 square feet of wall signage. Such relief is consistent with relief approved for McDonald's and Burger King.

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Village Board Concept Review

The Village Board reviewed the conceptual plans on June 15, 2017. The following is a summary of the comments by the Village Board:

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- The Village Board directed the petitioner to install the wall-mounted lantern fixture flanking the restaurant entrance on all four elevations of the restaurant building. *The petitioner has added the decorative wall fixtures to all four elevations of the building.*
- The Village Board suggested relocating the wall sign on the rear of the building to the area of darker colored brick. *The petitioner has stated the location of the sign was chosen because it is the portion of the rear elevation that projects closest to the Huntley Crossings service road, thereby maximizing the exposure of the wall-mounted sign to traffic entering from Regency Parkway.*

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ACTION REQUESTED

The petitioner requests a motion of the Plan Commission, to recommend approval of Petition No. 17-7.1, Norr Architects, as petitioner, Ruby-02-HNTLYCMRCL, LLC, as owner, Lot 2 of the proposed Huntley Crossings, Phase 2, Plat 1 (generally located east of Route 47 and north of Regency Parkway) – Request is for approval of (i) a Final Planned Unit Development, including any necessary relief and (ii) a Special Use Permit for a Drive-Through for a Panda Express Restaurant in accordance with the site plan that has been submitted to, and is on file with, the Village of Huntley, pursuant to the requirements of Section 156.204 of the Huntley Zoning Ordinance.

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Staff recommends the following conditions be applied should the Plan Commission forward a positive recommendation to the Village Board:

- 5 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.
- 10 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. The petitioner shall replace the Gro-Low Sumac with similar alternative plant material.
- 15 5. The petitioner shall obtain final approval of the Landscape Plan from the Development Services Department.
6. All permanent and seasonal plantings must be replaced immediately upon decline.
7. The “Thank you” directional sign shall not exceed three (3) feet in height.
8. In accordance with the Village’s Commercial Design Guidelines, screens, dormers or other features are required to conceal rooftop mechanical equipment on all sides of the structure if the Development
- 20 Services Department determines that the parapet walls, as proposed, do not fully screen said equipment.
9. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
10. No building plans or permits are approved as part of this submittal.
11. No sign permits are approved as part of this submittal.

25 **A MOTION was made to open the public hearing to consider Petition No. 17-7.1.**

MOVED: Commissioner Nichols
SECONDED: Commissioner Darci Chandler
AYES: Commissioners Darci Chandler, Hahn, Nichols and Chairman Kibort
30 **NAYS: None**
ABSTAIN: None
MOTION CARRIED 4:0:0

35 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:

James Williams, Village of Huntley
40 Amy Conti, Norr Architects, 150 W. Jefferson Avenue – Suite 1300, Detroit, MI 48226

Ms. Conti, addressed the Plan Commission, thanked them for their consideration of the request.

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

45 Commissioner Darci Chandler requested confirmation that the proposed roof-top equipment will be fully screened by the restaurant building’s parapet and Ms. Conti confirmed that the equipment will be fully screened.

Commissioner Hahn stated that he had no questions or concerns regarding the proposal.

50 Chairman Kibort requested that the petitioner work with Staff to reconfigure the landscape screening of the transformer proposed near the northeast (rear) corner of the building.

Commissioner Nichols stated that she had no objections of the proposed development plan.

A MOTION was made to close the public hearing to consider Petition No. 17-7.1.

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MOVED: Commissioner Hahn
SECONDED: Commissioner Nichols
AYES: Commissioners Darci Chandler, Hahn, Nichols and Chairman Kibort
NAYS: None
10 **ABSTAIN: None**
MOTION CARRIED 4:0:0

15 **A MOTION was made to recommend approval of Petition No. 17-7.1, Norr Architects, as petitioner, Ruby-02-HNTLYCMRCL, LLC, as owner, Lot 2 of the proposed Huntley Crossings, Phase 2, Plat 1 (generally located east of Route 47 and north of Regency Parkway) – Request is for approval of (i) a Final Planned Unit Development, including any necessary relief and (ii) a Special Use Permit for a Drive-Through for a Panda Express Restaurant in accordance with the site plan that has been submitted to, and is on file with, the Village of Huntley, pursuant to the requirements of Section 156.204 of the Huntley Zoning Ordinance subject to the following conditions:**

- 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.
 - 30 4. The petitioner shall replace the Gro-Low Sumac with similar alternative plant material.
 5. The petitioner shall obtain final approval of the Landscape Plan from the Development Services Department.
 6. All permanent and seasonal plantings must be replaced immediately upon decline.
 7. The “Thank you” directional sign shall not exceed three (3) feet in height.
 - 35 8. In accordance with the Village’s Commercial Design Guidelines, screens, dormers or other features are required to conceal rooftop mechanical equipment on all sides of the structure if the Development Services Department determines that the parapet walls, as proposed, do not fully screen said equipment.
 9. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
 - 40 10. No building plans or permits are approved as part of this submittal.
 11. No sign permits are approved as part of this submittal.

MOVED: Commissioner Darci Chandler
SECONDED: Commissioner Hahn
AYES: Commissioners Darci Chandler, Hahn, Nichols and Chairman Kibort
45 **NAYS: None**
ABSTAIN: None
MOTION CARRIED 4:0:0

- 50 B. Petition No. 17-7.2, TMC Illinois 2, LLC, as petitioner, and Chicago Title Land Trust Co., Trust No. 4365, as owner, ±6.4-acres generally located at the northwest corner of Route 47 and Kreutzer Road (PIN 18-32-400-008) - Request is for approval of (i) a Preliminary/Final Plat of Subdivision, (ii) Special Use

Permit for a Drive-Through for a CVS Pharmacy and (iii) Site Plan Review, including any necessary relief in accordance with the site plan that has been submitted to, and is on file with, the Village of Huntley, pursuant to the requirements of Section 156.204 of the Huntley Zoning Ordinance.

5 **Project Background**

Director Nordman reviewed a PowerPoint outlining the request from TMC Illinois 2, LLC to develop the subject property with a 13,225 square foot CVS pharmacy on the ±1.75 acre lot (Lot 1) at the northwest corner of Route 47 and Kreutzer Road, a ±1.14 acre lot (Lot 2) fronting on Kreutzer Road for future development, and associated ±0.97 acre lot (Lot 3) for stormwater detention and ±2.54 acre lot (Lot 4) for flood plain compensatory storage. The remaining ±27.50 acres of the property will create Lot 5. Director Nordman noted the property is zoned C-2 Regional Retail and is subject to the Regency Square Development Guidelines.

Preliminary/Final Plat of Subdivision

Director Nordman reviewed the proposed plat of subdivision for the subject property noting that all “buildable” lots, including the CVS Pharmacy lot, future retail development lot and the residual lot to the west, within the proposed five (5) lot subdivision meets the minimum lot area (1 acre) and minimum lot width (200 feet) stipulated per the C-2 Regional Retail requirements. Director Nordman continues noting that Lot 3 is ±0.97-acres and, that neither Lot 3 nor Lot 4 meets the minimum lot width; however, both are dedicated for stormwater detention.

20 ***Site Plan***

Director Nordman stated that the proposed 13,225 square foot CVS Pharmacy site includes parking for sixty-eight (68) vehicles exceeding the requisite (i.e. four (4) / 1,000 gross square feet) fifty-three (53) parking spaces. Additionally, Director Nordman pointed out that development of the subject property necessitates burial of overhead utility lines across the Route 47 frontage of the property per the Village’s Subdivision Ordinance requirements. Director Nordman stated that the developer has been in contact with ComEd to begin the design work necessary for the burial of the lines and the overhead utility lines across the frontage of the southern portion of Regency Square were previously buried with the original development.

Building Elevations

Director Nordman reviewed the building materials proposed for the pharmacy which consists of three primary materials: structural brick, Nichiha panels, and stone veneer. The stone veneer will be located on the columns adjacent to the building’s main entrance and Nichiha panels will be used below the windows flanking the main entrance. Director Nordman pointed out that the remaining portions of the building will be brown and beige colored structural brick and the lower ±7 feet of the building and columns will be brown colored face brick and the upper ±13 feet of the building will be beige colored face brick. The trash enclosure, located on the north side of the proposed pharmacy, will be masonry matching the principal structure with solid metal gates. Spandrel glass windows are proposed along the east elevation (facing Route 47) and west elevations of the building.

Landscape Plan

Director Nordman reviewed the proposed site landscape plan including pointing out the preservation of two (2) large oak trees adjacent to Route 47, evergreen screening of the proposed building’s north elevation including the trash enclosure which is further augmented by thirteen (13) deciduous trees adjacent to the west and north of the stormwater detention area. The Regency Square Development Guidelines require one tree per fifty (50’) feet of street frontage and the CVS site has ±232 feet (requiring five (5) trees) and ±254 feet (requiring six (6) trees) of frontage along Route 47 and Kreutzer Road, respectively. Therefore, the proposed seven (7) trees (including the two (2) “preserved” trees) along Route 47 and six (6) trees to be planted adjacent to Kreutzer Road sufficiently address this requirement.

Signage

Director Nordman reviewed sign plan for the site noting that the CVS building will have five (5) wall signs and the site includes two ground signs. Director Nordman noted the proposed wall signage includes three signs

stating “CVS Pharmacy” and two signs stating “drive-thru pharmacy” and the proposed ground signs will be located at the corner of Route 47 and Kreutzer Road and at the intersection of Kreutzer Road and Princeton Drive.

5 Both ground signs would be constructed of brick to match the building and would include sign panels for both CVS and the future tenant proposed for the lot to be developed in the future.

Lighting

10 Director Nordman noted that the petitioners propose installation of nine (9) shoebox fixtures mounted upon 28’-0” poles and that the lighting fixture matches the style of the parking lot lights utilized throughout the Regency Square development.

Required Relief

Director Nordman reviewed the following relief required for the project:

- 15 1. The Regency Square Development Guidelines require a rear park/drive setback of 10 feet. The proposed site plan proposes no setback as a shared drive aisle is proposed between the CVS site and the 1.14 acre lot to be developed in the future. The shared access will be reflected as an access easement on the proposed plat of subdivision.
- 20 2. The Regency Square Development Guidelines restrict ground signs for commercial parcels to 6’-8” in height. The ground sign at the corner of Route 47 and Kreutzer Road would be 12 feet in height and the sign at Princeton Drive and Kreutzer Road would measure 8 feet in height. Similar relief has been granted for other commercial lots within Regency Square.

25 **Village Board Concept Review**

The Village Board reviewed the conceptual plans on March 2, 2017. At that time, the building elevation primarily consisted of split-face block. The following is a summary of the comments by the Village Board:

- 30 • The Village Board opposed the significant use of split-face block proposed along the upper portion of the pharmacy facility and the plain wall elevations. *The petitioner replaced the split-face block with brick and added a cornice at the top of the building.*
- 35 • The Village Board recommended increasing the size and quantity of plant materials along the north lot line of the CVS site to better screen the trash enclosure and loading area. *In addition to the eight (8) eight-foot (8’) tall evergreens (Douglas Fir and Colorado Spruce) along the north side of the pharmacy drive-through aisle, nine (9) deciduous trees have been added the north of the stormwater detention area on the north side of the site.*

40 **Plan Commission Concept Review**

The Plan Commission reviewed the conceptual plans on June 12, 2017 and the following comment was made:

- 45 1. The suggestion was made to break-up the large wall expanses of the building with faux windows. *Two (2) faux windows have been added on both the east elevation (facing Route 47) as well as on the west elevation of the proposed CVS Pharmacy building.*

50 **Action Requested**

Director Nordman concluded the PowerPoint presentation by stating that the petitioners request a motion of the Plan Commission to recommend approval of Petition No. 17-7.2, TMC Illinois 2, LLC, petitioner, on behalf of CVS Pharmacy and Chicago Title Land Trust Co., owner, Northwest corner of Illinois Route 47 and Kreutzer Road - Request is for approval of (i) a Final Plat of Subdivision; (ii) a Special Use Permit for a CVS Pharmacy with a Drive-Through; and (iii) Site Plan Review, including any necessary relief in accordance with the site plan that has been submitted to, and is on file with, the Village of Huntley, pursuant to the requirements of Section 156.204 of the Huntley Zoning Ordinance.

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 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. The burial of the overhead utility lines adjacent to the site shall be completed prior to the issuance of a final certificate of occupancy for the CVS Pharmacy on Lot 1.
5. An access easement shall be provided on the Plat of Subdivision for the shared drive aisles on Lots 1 and 2.
6. The petitioner shall file with the recording of the final plat the Declaration of Covenants, Conditions, Restrictions and Easements. A draft of the Declaration of Covenants, Conditions, Restrictions and Easements shall be submitted to Village staff for review prior to recording.
7. 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.
8. The petitioner shall replace the Gro-Low Sumac with similar alternative plant material.
9. The petitioner shall obtain final approval of the Landscape Plan from the Development Services Department.
10. All permanent and seasonal plantings must be replaced immediately upon decline.
11. In accordance with the Village's Commercial Design Guidelines, screens, dormers or other features are required to conceal rooftop mechanical equipment on all sides of the structure if the Development Services Department determines that the parapet walls, as proposed, do not fully screen said equipment.
12. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
13. No building plans or permits are approved as part of this submittal.
14. No sign permits are approved as part of this submittal.

A MOTION was made to open the public hearing to consider Petition No. 17-7.2.

MOVED: Commissioner Nichols
SECONDED: Commissioner Hahn
AYES: Commissioners Darci Chandler, Hahn, Nichols and Chairman Kibort
NAYS: None
ABSTAIN: None
MOTION CARRIED 4:0:0

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:

- 5 Charles Nordman, Village of Huntley
Aaron Reinke, Bazos, Freeman, Schuster & Braithwaite, LLC 1250 Larkin Ave., Suite 100, Elgin, IL 60123
Charles Haapala, TMC Illinois 2, LLC, 501 Pennsylvania Pkwy – Suite 160, Indianapolis, Indiana 46280

10 Aaron Reinke, petitioner’s Attorney, addressed the Plan Commission, thanked them for their consideration of the request and offered to address any questions or concerns they had regarding the proposed project.

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

15 Commissioner Darci Chandler stated that she was happy with the project as presented.

Commissioner Hahn noted that had no questions or concerns regarding the request.

20 Chairman Kibort thanked the petitioner for the faux windows added to the CVS Pharmacy plans and noted his concern that the preserved oak trees adjacent to Route 47 would be sufficiently protected during development of the site.

25 Mr. Haapala acknowledged the concern for the protection of the preserved trees during construction and Director Nordman also noted that the Village’s engineering consultants would assist with the monitoring of this element of the project through the course of the site’s development.

Commissioner Nichols stated that she had no concerns with the proposed project.

A MOTION was made to close the public hearing to consider Petition No. 17-7.2.

- 30 **MOVED: Commissioner Darci Chandler**
SECONDED: Commissioner Nichols
AYES: Commissioners Darci Chandler, Hahn, Nichols and Chairman Kibort
NAYS: None
ABSTAIN: None
35 **MOTION CARRIED 4:0:0**

40 **A MOTION was made to recommend approval of Petition No. 17-7.2, TMC Illinois 2, LLC, petitioner, on behalf of CVS Pharmacy and Chicago Title Land Trust Co., owner, Northwest corner of Illinois Route 47 and Kreutzer Road - Request is for approval of (i) a Final Plat of Subdivision; (ii) a Special Use Permit for a CVS Pharmacy with a Drive-Through; and (iii) Site Plan Review, including any necessary relief in accordance with the site plan that has been submitted to, and is on file with, the Village of Huntley, pursuant to the requirements of Section 156.204 of the Huntley Zoning Ordinance, subject to the following conditions:**

- 45 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.**
50 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. The burial of the overhead utility lines adjacent to the site shall be completed prior to the issuance of a final certificate of occupancy for the CVS Pharmacy on Lot 1.
5. An access easement shall be provided on the Plat of Subdivision for the shared drive aisles on Lots 1 and 2.
6. The petitioner shall file with the recording of the final plat the Declaration of Covenants, Conditions, Restrictions and Easements. A draft of the Declaration of Covenants, Conditions, Restrictions and Easements shall be submitted to Village staff for review prior to recording.
7. 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.
8. The petitioner shall replace the Gro-Low Sumac with similar alternative plant material.
9. The petitioner shall obtain final approval of the Landscape Plan from the Development Services Department.
10. All permanent and seasonal plantings must be replaced immediately upon decline.
11. In accordance with the Village’s Commercial Design Guidelines, screens, dormers or other features are required to conceal rooftop mechanical equipment on all sides of the structure if the Development Services Department determines that the parapet walls, as proposed, do not fully screen said equipment.
12. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
13. No building plans or permits are approved as part of this submittal.
14. No sign permits are approved as part of this submittal.

MOVED: Commissioner Hahn
SECONDED: Commissioner Nichols
AYES: Commissioners Darci Chandler, Hahn, Nichols and Chairman Kibort
NAYS: None
ABSTAIN: None
MOTION CARRIED 4:0:0

C. Petition No. 17-7.3, Village of Huntley, as petitioner – Request is for approval of amendments to Chapter 156: Zoning Ordinance of the Village of Huntley Code of Ordinances. The requested amendments pertain to Truck Stops and Gasoline Station / Gasoline Service Stations and propose to: (i) add definitions to Article II Interpretations and Definitions, Section 156.011 Definitions; (ii) modify permitted uses and special uses in Article VI Planned Development District, Section 156.060 C-1 Neighborhood Retail District; and (iv) modify permitted uses and special uses in Article VI Planned Development District, Section 156.061 C-2 Regional Retail District.

A MOTION was made to open the public hearing to consider Petition No. 17-7.3.

MOVED: Commissioner Hahn
SECONDED: Commissioner Nichols
AYES: Commissioners Darci Chandler, Hahn, Nichols and Chairman Kibort
NAYS: None
ABSTAIN: None
MOTION CARRIED 4:0:0

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:

5 Charles Nordman, Village of Huntley

10 Director Nordman stated that the subject request initiated by the Village of Huntley proposes to amend Chapter 156: Zoning Ordinance of the Village of Huntley Code of Ordinances. Director Nordman noted that the requested amendments pertain to Truck Stops and Gasoline Service Stations/Gasoline Stations and propose to: (i) add definitions to Article II Interpretations and Definitions, Section 156.011 Definitions; (ii) modify permitted uses and special uses in Article VI Planned Development District, Section 156.060 C-1 Neighborhood Retail District; and (iv) modify permitted uses and special uses in Article VI Planned Development District, Section 156.061 C-2 Regional Retail District.

15 Director Nordman reviewed a PowerPoint slide including the following proposed definition for *Gasoline Service Station/Gasoline Station*:

20 Buildings and premises where gasoline, oil, grease, batteries, tires and automobile accessories may be supplied and dispensed at retail. A gasoline service station/gasoline 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.

25 Director Nordman noted that currently Gasoline service stations are allowed as a Special Use in the “B-1” Neighborhood Convenience, “B-2” Highway Service, “B-3” Shopping Center Business, “M” Manufacturing and “ORI” Office/Research/Industrial Districts and as a Permitted Use in the “C-1-PDD” Neighborhood Retail and “C-2-PDD” Regional Retail – Planned Development Districts. Director Nordman pointed out that in addition to establishing a definition for *Gasoline Service Station/Gasoline Station*, the proposed text amendment will also serve to revise the “C-1-PDD” and “C-2 PDD” Zoning Districts to include Gasoline Stations as a Special Use rather than as a Permitted Use.

30 Director Nordman reviewed a PowerPoint slide including the following proposed definition for *Truck Stops*:

35 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.

45 Director Nordman pointed out that Truck Stops will not be included as a Permitted or Special Use in any zoning district at this time.

No members of the Plan Commission had any questions or concerns regarding the proposed request.

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

50 **A MOTION was made to close the public hearing to consider Petition No. 17-7.3.**

MOVED: Commissioner Hahn
SECONDED: Commissioner Darci Chandler
AYES: Commissioners Darci Chandler, Hahn, Nichols and Chairman Kibort
5 **NAYS:** None
ABSTAIN: None
MOTION CARRIED 4:0:0

10 A MOTION was made to recommend approval of Petition No. 17-7.3, Village of Huntley, as petitioner
– Request is for approval of amendments to Chapter 156: Zoning Ordinance of the Village of Huntley
Code of Ordinances. The requested amendments pertain to Truck Stops and Gasoline Station /
Gasoline Service Stations and propose to: (i) add definitions to Article II Interpretations and
15 Definitions, Section 156.011 Definitions; (ii) modify permitted uses and special uses in Article VI
Planned Development District, Section 156.060 C-1 Neighborhood Retail District; and (iv) modify
permitted uses and special uses in Article VI Planned Development District, Section 156.061 C-2
Regional Retail District.

MOVED: Commissioner Darci Chandler
SECONDED: Commissioner Nichols
20 **AYES:** Commissioners Darci Chandler, Hahn, Nichols and Chairman Kibort
NAYS: None
ABSTAIN: None
MOTION CARRIED 4:0:0

25 7. Discussion

Director Nordman stated the next Plan Commission meeting is Monday, July 24, 2017, although no petitions or
public hearing items are scheduled at this time.

30 8. Adjournment

At 7:29 pm, a MOTION was made to adjourn the July 10, 2017 Plan Commission meeting.

MOVED: Commissioner Hahn
35 **SECONDED:** Commissioner Nichols
AYES: Commissioners Darci Chandler, Hahn, Nichols and Chairman Kibort
NAYS: None
ABSTAIN: None
MOTION CARRIED 4:0:0

40 Respectfully submitted,
James Williams
Planner
Village of Huntley