

VILLAGE OF HUNTLEY
PLAN COMMISSION MEETING
Monday, August 14, 2017
MINUTES

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CALL TO ORDER

Vice Chair Dawn Ellison called to order the Village of Huntley Plan Commission meeting for August 14, 2017 at 6:33 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

Vice Chair Dawn Ellison led the Pledge of Allegiance.

ROLL CALL

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PLAN

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

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COMMISSIONERS

ABSENT: Chairman Tom Kibort

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

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4. Public Comments None.

5. Approval of Minutes

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A. Approval of the July 10, 2017 Plan Commission Meeting Minutes

A MOTION was made to approve the July 10, 2017 Plan Commission Meeting Minutes as written.

MOVED: Commissioner Darci Chandler

SECONDED: Commissioner Hahn

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AYES: Commissioners Darci Chandler, Hahn and Nichols

NAYS: None

ABSTAIN: Commissioners DeBaltz, Robert Chandler and Vice Chair Ellison

MOTION CARRIED 3:0:3

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6. Petition(s)

A. Petition No. 17-8.1, Weber-Stephen Products, LLC, 11803 Oak Creek Parkway, Request for Site Plan Review for the expansion of the southwest parking area in accordance with the site plan that has been submitted to, and is on file with, the Village of Huntley.

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Summary

Planner Williams reviewed a PowerPoint presentation outlining the request from Weber Stephen Products LLC for the proposal to expand the existing parking area by one hundred and eighty-two (182) parking stalls (±56,000 square feet) at the southwest corner of the subject property at 11803 Oak Creek Parkway.

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Introduction

5 Planner Williams continued the presentation outlining the request noting that the initial Weber-Stephen facility, completed in 1997, included six hundred and fifteen (615) parking spaces was expanded in 2013 to include an additional one hundred and fifty-four (154) parking spaces at the north end of the subject property resulting in seven-hundred and sixty-two (762) total parking spaces for the overall site.

10 Planner Williams reiterated that the proposed parking area expansion within the southwest portion of the property includes one hundred and eighty-two (182) parking stalls including six (6) additional accessible loading/parking spaces.

Required Approvals

15 The following review and approvals are required from the Plan Commission and Village Board for the proposed development of the ±1.502-acre site:

- Site Plan Review

Site Plan Review

20 Planner Williams stated that the proposed site plan includes a one hundred and eighty-two (182) stall parking area including twenty-four (24') foot wide drive aisles connecting the existing parking area to the north with the ingress/egress drive aisle at the southern end of the Weber Stephen site. Parking stalls measure 9' x 19' (this dimension includes the 1.5' overhang for the spaces on the perimeter of the lot).

Landscaping and Lighting

25 Planner Williams reviewed the landscaping for the project including two (2) trees and shrubs within each of the four (4) proposed landscape islands along with a tree and shrubbery beds planted within the two (2) bump-outs at the south end of the site and within the single bump-out located at the northwest corner of the parking area.

30 Planner Williams pointed out that the site includes thirty-five (35) existing evergreen trees (Austrian Pine and Colorado Blue Spruce) within the ten- (10') foot wide landscape buffer bordering the west side of the site will serve to screen the proposed expanded parking area from the future development to the west.

35 Planner Williams noted that lighting for the site includes four (4) double-head light fixtures within the four (4) landscape islands which are required to meet the Village's requirement for a minimum of 2.0 foot-candle average for the parking area with no more than 0.5- foot-candles along the property perimeter.

ACTION REQUESTED

40 The petitioner requests a motion of the Plan Commission, to recommend approval of Petition No. 17-8.1, Weber-Stephen Products, LLC, 11803 Oak Creek Parkway, Request for Site Plan Review for the expansion of the southwest parking area in accordance with the site plan that has been submitted to, and is on file with, the Village of Huntley.

45 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.
- 50

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. Handicap accessible parking spaces shall be provided in accordance with the Illinois Accessibility Code.
5. The petitioner shall obtain final approval of the Landscape Plan from the Development Services Department.
6. The petitioner shall obtain final approval of the Lighting Plan from the Development Services Department
7. All permanent and seasonal plantings must be replaced immediately upon decline.
8. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
9. No building plans or permits are approved as part of this submittal.
10. No sign plans or permits are approved as part of this submittal.

Jake Dykstra, Operations Manager with Cord Construction, addressed the Plan Commission and noted that he did not have anything to add to the Development Services Department presentation of the project.

Commissioner Darci Chandler stated that she did not have any questions or concerns regarding the proposed parking area expansion project.

Commissioner Hahn commented that he was encouraged that the Weber Stephen facility needs additional parking and had no specific concerns regarding the project.

Commissioner Nichols stated she had no questions or concerns with the proposed parking lot expansion.

Commissioner DeBaltz stated that she had no objections with the request.

Commissioner Chandler noted that he also had no questions or concerns for the petitioner’s request.

Vice Chair Ellison stated she was comfortable with the project proposal and asked if there was a motion to recommend approval of the request.

A MOTION was made to recommend approval of Petition No. 17-8.1, Weber-Stephen Products, LLC, 11803 Oak Creek Parkway, Request for Site Plan Review for the expansion of the southwest parking area in accordance with the site plan that has been submitted to, and is on file with, the Village of Huntley. subject to the following conditions:

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.
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7. All permanent and seasonal plantings must be replaced immediately upon decline.
8. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
9. No building plans or permits are approved as part of this submittal.
10. No sign plans or permits are approved as part of this submittal.

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MOVED: Commissioner Nichols
SECONDED: Commissioner DeBaltz
AYES: Commissioners Darci Chandler, Ron Hahn, Lori Nichols, Terra DeBaltz, Robert Chandler and Vice Chair Dawn Ellison
NAYS: None
ABSTAIN: None
MOTION CARRIED 6:0:0

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- B. Petition No. 17-8.2, Conceptual Review of a Proposed Site Plan and Building Elevations for a Mixed-Use Development on ±17 Acres at the Northwest Corner of Route 47 and Mill Street

Background Information

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Director Nordman reviewed a PowerPoint presentation outlining the conceptual review from petitioner Mike Skala with SMDMF LLC – 47 for a Mixed-Use Development within the ±17-acre subject property located at the northwest corner of Route 47 and Mill Street

Introduction

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Director Nordman stated that SMDMF LLC – 47 is the owner of ±17 acres at the northwest corner of Route 47 and Mill Street consisting of multiple parcels currently zoned R-1 and R-2 Single Family Residence District. The property has frontage on Route 47, Mill Street, Lincoln Street, and Main Street. Director Nordman pointed out that the subject site does not include any of the existing single-family homes located along Lincoln Street or Main Street.

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Director Nordman continued noting that the proposed plan for the ±17 acre site includes rezoning the property for multi-family and commercial and developing it as a Planned Unit Development (PUD). The proposed multi-family would include four (4) multi-story buildings totaling 170 units (a breakdown of the number of one, two, and three bedroom units has not yet been provided). The Route 47 frontage of the property is proposed to consist of four (4) multi-story commercial/office buildings which would total ±88,054 square feet. The Lincoln Street frontage would include a new fire station (not constructed by the developer) and ±0.55 acre park site.

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Director Nordman reviewed traffic access to the site which includes ingress/egress from Route 47, Mill Street, and Main Street and no direct access to the proposed development or fire station from Lincoln Street. Full access to the property will be provided from Route 47 and Mill Street and a right-in/right-out is proposed on Main Street. Director Nordman noted that the petitioner has prepared a traffic impact study which will be reviewed by the Village’s transportation consultant as part of the development review process.

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Director Nordman’s review of the site’s parking plan for the development included the combination of surface level parking and parking under the apartment buildings. As proposed, 748 parking spaces are provided for the overall development (excluding parking shown on the fire department site). Of those, 191 spaces would be interior spaces located below the apartment buildings. The petitioner is proposing to share parking between the restaurant, retail, and office uses due to the different times of day each use requires parking. Director Nordman noted that the proposed parking plan will provide less parking than required by the Zoning Ordinance, which may be allowed if the petitioner can demonstrate that different uses will not substantially overlap in hours of operation or hours of demand. Director Nordman pointed out that the amount of shared parking has not yet been

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determined, but will be specified as part of the application for Preliminary PUD to be reviewed by the Plan Commission and Village Board.

Staff Analysis

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Director Nordman shared the portion of the Downtown Revitalization Plan, adopted by the Village Board in 2010, which specifically addressed the land use plan for the subject site. Director Nordman stated the plan recommended corridor commercial along Route 47, multi-family within the interior of the site and single-family residential along Lincoln Street and that an excerpt from the Downtown Revitalization Plan was provided as an attachment to the report distributed to the Plan Commission.

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Required Approvals

Director Nordman stated that after the cursory review of the project, the proposed plan requires the review and approval by the Plan Commission and Village Board of the following:

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1. Preliminary and Final Plat of Subdivision
2. Map Amendment to rezone the property
3. Preliminary and Final Planned Unit Development

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Village Board Conceptual Review

Director Nordman stated that the Village Board reviewed the conceptual plans on August 3, 2017 and that the board was generally supportive of the project, referred the project on to the Plan Commission to begin the formal development review process and offered the following comment regarding the project:

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1. Is there consideration for a traffic signal at the intersection of Route 47 and Mill Street? *The petitioner explained that he has prepared a traffic study for the project to demonstrate that the interstation would meet warrants for a traffic signal.*

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REQUESTED ACTION

Director Nordman stated that the petitioner is requesting that the Plan Commission 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.

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Mike Skala, 10612 Michael Street, Huntley, IL, SMDMF LLC, petitioner/owner, addressed the Plan Commission, thanked them for their consideration and provided an overview of his history in Huntley, the circumstances by which the subject property was acquired, and site design elements including choice of the modern architecture and limiting the site to a single water feature with requisite stormwater detention accommodated under the site's parking areas.

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Commissioner Robert Chandler expressed his support of the proposed development of the subject property while noting his concern that the project complement, but, not compete with the downtown area.

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Commissioner DeBaltz stated that while she likes the overall plan layout she is skeptical of the density of the proposed apartments and if perhaps condominium and/or townhome units would work better.

Commissioner Nichols stated she is supportive of the proposed plan, believes there is an unmet demand for apartments in Huntley, and cautioned that strong apartment management is a key element to its success.

Commissioner Hahn stated that while the overall concept for the project is strong he is skeptical about the modern architecture fitting in with the neighborhood, viability of the high number and density of apartments units proposed in the plan and concerned that once the project is started it can be completed.

5 Commissioner Darci Chandler stated that while she is encouraged by the overall concept of the proposed plan she shares the other commissioners' concerns about the project's design elements and large number of apartment but she is interested in evaluating the project through the next steps of the development process.

10 Vice Chair Ellison noted that her concerns about the project's apartments stem from the limited history the Village has had with these types of developments and she expressed concern about the expected rental prices for the various apartment units.

15 Additionally, Vice Chair Ellison noted her concern about the potential of a fire station located at the corner of Mill Street and Lincoln Avenue. Vice Chair Ellison further explained that she understood why it would be good location from the perspective of the fire protection district.

Commissioner DeBaltz inquired as to the likelihood that a signal is required at Route 47/Mill Street intersection with the proposed development.

20 Mr. Skala acknowledged that an original traffic study did not warrant a signal at the intersection, however, subsequent revisions to the proposed site plan may ultimately necessitate installation of a traffic signal.

7. Discussion

25 Director Nordman stated the next Plan Commission meeting is scheduled for Monday, August 28, 2017 with a single public hearing item scheduled at this time.

8. Adjournment

30 **At 7:45 pm, a MOTION was made to adjourn the August 14, 2017 Plan Commission meeting.**

MOVED: Commissioner Nichols
SECONDED: Commissioner DeBaltz
AYES: Commissioners Darci Chandler, Ron Hahn, Lori Nichols, Terra DeBaltz,
35 **Robert Chandler and Vice Chair Dawn Ellison**
NAYS: None
ABSTAIN: None
MOTION CARRIED 6:0:0

40 Respectfully submitted,
James Williams
Planner
Village of Huntley