

VILLAGE OF HUNTLEY
PLAN COMMISSION MEETING
Monday, August 28, 2017
MINUTES

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CALL TO ORDER

Chairman Tom Kibort called to order the Village of Huntley Plan Commission meeting for August 28, 2017 at 6:30 pm in the Municipal Complex Village Board Room at 10987 Main Street, Huntley, Illinois 60142. The room is handicap accessible.

PLEDGE OF ALLEGIANCE

Chairman Tom Kibort led the Pledge of Allegiance.

ROLL CALL

PLAN

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

COMMISSIONERS

ABSENT: Commissioners Terra DeBaltz and Robert Chandler

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

4. Public Comments None.

5. Approval of Minutes

A. Approval of the August 14, 2017 Plan Commission Meeting Minutes

A MOTION was made to approve the August 14, 2017 Plan Commission Meeting Minutes with the following correction:

Page 6, Line 3, add “and concerned that once the project is started it can be completed.”

MOVED: Vice Chair Ellison

SECONDED: Commissioner Nichols

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

NAYS: None

ABSTAIN: Chairman Kibort

MOTION CARRIED 4:0:1

6. Public Hearing(s)

A. Petition No. 17-8.3, Lingle Design Group, petitioner, and Archland Property II LP, owner, McDonald’s Restaurant, 10711 Route 47, Request for an Amended Special Use Permit and Site Plan Review including any necessary relief to accommodate a building addition to the drive-through restaurant, in accordance with the site plan submitted to, and on file with, the Village of Huntley, pursuant to the requirements of Section 156.204 of the Huntley Zoning Ordinance.

Summary

Planner Williams reviewed a PowerPoint presentation outlining the request for an Amended Special Use Permit for a Restaurant with a Drive-Through and Site Plan Review for a proposed ±756 square foot addition and associated site improvements to the existing McDonald’s Restaurant located on the west side of Route 47, south of North Street.

Planner Williams noted that the McDonald’s restaurant at 10711 Route 47 was originally constructed in 1998. In 2015, the site was modified for the construction of dual drive-through lanes and the addition of parking stalls along the north-south drive aisle leading to North Street. The additional parking served to replace stalls that were eliminated by the construction of the dual drive-through lanes.

Site Plan

Planner Williams stated that the petitioner’s request proposes a ±756 square foot building addition which will serve to reconfigure the restaurant’s dining area, restrooms, and kitchen area. Planner Williams pointed out that building addition necessitates the elimination of the existing outdoor patio area at the front of the store and reconfiguration of sidewalks adjacent to the building. Planner Williams noted that the site’s existing parking areas and drive-through lanes will not be impacted by the proposed building addition.

Parking

The proposed addition will add ±756 square feet to the building; however, the seating capacity of the restaurant will decrease from fifty-eight (58) to fifty-three (53) seats. The fifty-three (53) seats require eighteen (18) parking spaces per the restaurant-parking ratio of one (1) parking space for every three (3) seats. Currently the site has forty-four (46) parking stalls including the requisite two (2) accessible parking stalls.

Building Elevations

Planner Williams stated that the exterior of the existing restaurant is primarily EIFS (dryvit) and brick skirting, with a dual-sloped mansard roof system at the front (east) portion of the building which will be replaced and modified with the proposed addition. Planner Williams explained the proposed building addition materials will include nichiha fiber cement panels, face-brick skirting (matching the existing building), tiled column features, and corrugated metal panels along the restaurant’s parapet. Furthermore, Planner Williams stated that the existing EIFS on the rear of the building will be repainted to match the color of the thin brick used on the front of the building.

Landscaping

Planner Williams noted that the proposed building addition requires the removal of the existing landscaping at the front of the building and around the outdoor patio. The proposed foundation landscaping includes zebra grass and daylilies along the front and north side elevations and additional zebra grass, daylilies, junipers, and grass will be planted in the remaining open space at the front of the building. Planner Williams noted that the landscaping on the rest of the site will not be affected by the proposed addition.

ACTION REQUESTED

Planner William concluded the PowerPoint presentation stating that the petitioner requests a motion of the Plan Commission, to recommend approval of Petition No. 17-8.3, McDonald’s Restaurant, 10711 Route 47, Request for an Amended Special Use Permit and Site Plan Review including any necessary relief to accommodate a building addition to the drive-through restaurant, in accordance with the site plan submitted to, and 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 and all other applicable Village Municipal Services (Engineering, Public Works, Planning and Building) site design standards, practices and permit requirements.
2. The petitioners will comply with all final engineering revisions to be approved by the Village Engineer and Development Services Department.
3. The petitioner shall obtain final landscape approval of the Landscape Plan from the Development Services Department.
4. All permanent and seasonal plantings must be replaced immediately upon decline.
5. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
6. No building plans or permits are approved as part of the submittal.
7. No sign permits are approved as part of the submittal.

A MOTION was made to open the public hearing to consider Petition No. 17-8.3.

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

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:

- Charles Nordman, Village of Huntley
- James Williams, Village of Huntley
- Joe Kerchner, Project Manager, Lingle Design Group, 158 W. Main Street, Lena, IL 61048
- Cristina Galletta, 1215 Sullivan Road, Woodstock, IL 60098

Joe Kerchner, Project Manager, Lingle Design Group, addressed the Plan Commission and reviewed the proposed McDonald’s addition exterior materials sample board.

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

Commissioner Darci Chandler stated that she had no objections or concerns regarding the proposed request.

Commissioner Hahn noted that he had concerns about the south elevation of the existing restaurant and the proposed addition and suggested that the building materials proposed for the north side and west (front) elevations could be extended to this side of the building.

Vice Chair Ellison stated that she shared Commissioner Hahn’s concerns about the proposed appearance of the south side of the restaurant.

Director Nordman, referring to the site plan, noted that the south elevation has more articulation than reflected on the proposed building elevations.

Vice Chair Ellison noted that it appears a new monument sign is also proposed for the site.

Director Nordman pointed out that the location of the proposed monument sign is adjacent to the Route 47 further north than the existing ground sign.

5 Ms. Galletta, McDonald's restaurant owner, pointed out that the facility was built in 1998 and that the intent of the addition to the building is equal parts improving/updating the restaurant's exterior while also updating the restaurant's interior by enlarging the kitchen area, coolers, drive-through service area, restrooms and dining area.

10 Mr. Kerchner suggested extending tile columns to the building's parapet above each of the drive-through window canopies on the south elevation of the building.

Commissioner Hahn noted that he believed the proposed changes to the south side elevation would be sufficient.

Chairman Kibort had no more questions or concerns regarding the proposed project.

15 Commissioner Nichols expressed no concerns regarding the petitioner's request.

A MOTION was made to close the public hearing to consider Petition No. 17-8.3.

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

30 **A MOTION was made to recommend approval of Petition No. 17-8.3, Lingle Design Group, petitioner, and Archland Property II LP, owner, McDonald's Restaurant, 10711 Route 47, Request for an Amended Special Use Permit and Site Plan Review including any necessary relief to accommodate a building addition to the drive-through restaurant, in accordance with the site plan submitted to, and 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:**

- 35 1. All public improvements and site development must occur in full compliance with the submitted plans and all other applicable Village Municipal Services (Engineering, Public Works, Planning and Building) site design standards, practices and permit requirements.
- 40 2. The petitioners will comply with all final engineering revisions to be approved by the Village Engineer and Development Services Department.
3. The petitioner shall obtain final landscape approval of the Landscape Plan from the Development Services Department.
4. All permanent and seasonal plantings must be replaced immediately upon decline.
5. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
6. No building plans or permits are approved as part of the submittal.
- 45 7. No sign permits are approved as part of the submittal.

Condition added by the Plan Commission:

8. The petitioner shall add tile column elements above the two (2) drive-through windows along the restaurant's south-side elevation.

50 **MOVED: Commissioner Hahn**
SECONDED: Commissioner Darci Chandler
AYES: Commissioners Darci Chandler, Hahn, Nichols, Vice Chair Ellison

and Chairman Kibort
NAYS: None
ABSTAIN: None
MOTION CARRIED 5:0:0

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7. Discussion

Director Nordman stated the next Plan Commission meeting is scheduled for Monday, September 11, 2017 with two (2) public hearing items scheduled for the meeting at this time.

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8. Adjournment

At 7:00 pm, a MOTION was made to adjourn the August 28, 2017 Plan Commission meeting.

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

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NAYS: None
ABSTAIN: None
MOTION CARRIED 5:0:0

Respectfully submitted,

James Williams

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Planner
Village of Huntley