

**VILLAGE OF HUNTLEY
PLAN COMMISSION MEETING
Monday, September 11, 2017
MINUTES**

5

CALL TO ORDER

Chairman Tom Kibort called to order the Village of Huntley Plan Commission meeting for September 11, 2017 at 6:30 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

15

PLAN

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

20

COMMISSIONERS

ABSENT: Commissioner Terra DeBaltz

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

25

4. Public Comments None.

5. Approval of Minutes

30

A. Approval of the August 28, 2017 Plan Commission Meeting Minutes

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

35

Page 5, Lines 16-18, replace “Commissioner Nichols” with “Commissioner Darci Chandler”, replace “Commissioner DeBaltz” with “Commissioner Nichols”, remove Commissioners “DeBaltz” and “Chandler” and add “Chairman Kibort “

MOVED: Vice Chair Ellison

SECONDED: Commissioner Hahn

40

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

NAYS: None

ABSTAIN: Commissioner Robert Chandler

MOTION CARRIED 5:0:1

45

6. Public Hearing(s)

50

A. Petition No. 17-9.1, American Legion of Huntley Post 673, petitioner/owner, 11712 Coral Street, Requesting Site Plan Review for a building addition, including approval of such relief as may be necessary to allow for development 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.

Summary

Director Nordman reviewed a PowerPoint presentation outlining the request from the American Legion, 11712 Coral Street, for the proposed construction of an approximately ±722 square foot addition to their existing building. Director Nordman stated that the proposed addition, located along the east elevation of the existing building, will accommodate for reconfigured bathrooms, an expanded bar area as well as a handicap accessible ramp to the rear parking lot and 3'-10"-tall brick wall enclosing the future honor garden.

Director Nordman continued noting the proposed exterior materials for the building addition will include a brick base to match the existing building, hardi-board siding, and Hunter Green colored standing seam metal roof. The brick wall enclosing the honor garden will be constructed of the same brick used on the building addition and the light fixtures located on the piers will match the fixtures used at the BBQ King building to the east. Director Nordman pointed out that the design for the interior of the honor garden will be presented at a later date and until that time the honor garden area will remain as a lawn.

Staff Analysis

Director Nordman stated that the Legion's property is zoned B-2 Highway Service requiring a thirty (30) foot front yard setback and the proposed addition will result in the building's front yard setback being reduced from ±9'-4" feet to ±8'-8" feet, therefore, requiring relief to increase the nonconformity of the building. Director Nordman pointed out that the proposed American Legion building setback is similar to the setback of other buildings located within the core downtown and that the brick wall enclosing the honor garden will be setback ±5'-2" from the front lot line.

ACTION REQUESTED

Director Nordman concluded the PowerPoint presentation stating that the petitioner requests a motion of the Plan Commission, to recommend approval of Petition No. 17-9.1, American Legion of Huntley Post 673, petitioner/owner, 11712 Coral Street, Requesting Site Plan Review for a building addition, including approval of such relief as may be necessary to allow for development 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 is required to meet all development requirements of the Huntley Fire Protection District.
3. No building plans or permits are approved as part of this submittal.
4. No sign permits are approved as part of this submittal.

A MOTION was made to open the public hearing to consider Petition No. 17-9.1.

MOVED: Commissioner Robert Chandler
SECONDED: Commissioner Darci Chandler
AYES: Commissioners Darci Chandler, Hahn, Nichols, Robert Chandler, Vice Chair Ellison, and Chairman Kibort
NAYS: None
ABSTAIN: None
MOTION CARRIED 6:0:0

Chairman Kibort stated that a public hearing is being conducted and all audience members that would like to

5 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
5 Michael Stojak, 45W100 Hillview Lane, Hampshire, IL 60140

Mr. Stojak, Commander with American Legion of Huntley Post 673, addressed the Plan Commission and stated that he was pleased with the project that is under consideration this evening.

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

Commissioner Darci Chandler asked if the front of the existing building would be significantly impacted and/or updated as part of the proposed building addition project.

15 Mr. Stojak confirmed that the front elevation of the existing building would only modestly be impacted by the proposed addition. Mr. Stojak stated the white block on the building would be painted beige.

Commissioner Hahn asked if the proposed rear, north-facing portion of the honor garden wall would also be brick.

20 Mr. Stojak confirmed that the wall would be included on the rear of the honor garden as well.

Commissioner Hahn requested clarification regarding the site's trash enclosure.

25 Director Nordman pointed out that the American Legion and BBQ King building would share the trash enclosure adjacent to the northeast corner of the honor garden.

Vice Chair Ellison noted that she believes project will be a welcome addition to the existing American Legion building.

30 Chairman Kibort stated that he is happy with the proposed project.

Commissioner Nichols stated that she had no questions or concerns for the petitioner and was generally happy with the proposed request.

35 Commissioner Robert Chandler noted that he is satisfied with the proposed project request.

A MOTION was made to close the public hearing to consider Petition No. 17-9.1.

40 **MOVED: Commissioner Hahn**
SECONDED: Commissioner Robert Chandler
AYES: Commissioners Darci Chandler, Hahn, Nichols, Robert Chandler,
Vice Chair Ellison, and Chairman Kibort
NAYS: None
45 **ABSTAIN: None**
MOTION CARRIED 6:0:0

50 **A MOTION was made to recommend approval of Petition No. 17-9.1, American Legion of Huntley Post 673, petitioner/owner, 11712 Coral Street, requesting Site Plan Review for a building addition, including approval of such relief as may be necessary to allow for development 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:

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 is required to meet all development requirements of the Huntley Fire Protection District.
3. No building plans or permits are approved as part of this submittal.
4. No sign permits are approved as part of this submittal.

MOVED: Vice Chair Ellison
SECONDED: Commissioner Darci Chandler
AYES: Commissioners Darci Chandler, Hahn, Nichols, Robert Chandler, Vice Chair Ellison, and Chairman Kibort
NAYS: None
ABSTAIN: None
MOTION CARRIED 6:0:0

- B. Petition No. 17-9.2, PSS Huntley Self Storage, LLC, petitioner, and Ann C. Deneke Trust, owner, Lot 1 of Huntley Self Storage Subdivision (located on the north side of Kiley Drive and west of Ruth Road), Requesting (i) a Special Use Permit for a Self-Storage Facility and (ii) Site Plan Review, including approval of such relief as may be necessary to allow for development 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 Sections 156.068 and 156.204 of the Huntley Zoning Ordinance.

Development Summary

Planner Williams reviewed a PowerPoint presentation outlining the request from PSS Huntley Self Storage, LLC, petitioner, and Ann C. Deneke Trust, owner, for Lot 1 of Huntley Self Storage Subdivision (located on the north side of Kiley Drive and west of Ruth Road), for (i) a Special Use Permit for a Self-Storage Facility and (ii) Site Plan Review.

Planner Williams noted that on April 11, 2016, the Plan Commission reviewed a petition from Merchant Retail Partners to construct a self-storage facility on Kiley Drive. The petition requested approval of a final plat of subdivision, zoning map amendment, special use permit for self-storage, and site plan review. Subsequently, the Village Board adopted Ordinance 2016-05.08 on May 12, 2016, which approved the necessary development actions for the self-storage facility. As a result, the property was rezoned and the plat of subdivision was recorded with McHenry County; however, construction did not proceed and the Special Use Permit and Site Plan Review expired.

Planner Williams continued, noting that the current application by PSS Huntley Self Storage, LLC includes the same 76,050 square foot self-storage facility consisting of three (3) single-story buildings with both cold storage and climate controlled units. The proposed site plan, building elevations, landscaping, and lighting match the plans that were previously review by the Plan Commission and approved by the Village Board.

Staff Analysis

Site Plan/Parking

Planner Williams reiterated that the proposed self-storage facility entails the construction of a 76,050 square foot facility including an 860 square foot office, requisite nine (9), 10' x 19' parking stalls with twenty-four (24') wide drive aisles and a single accessible parking stall and loading area. Ingress/egress to the site is via two (2) driveways and 25'-wide and 24'-wide gates provide entrance and exit, respectively, to the fenced storage unit-

portion of the development. Planner Williams noted that the facility will offer both storage units accessed by exterior garage doors and internal storage units.

Building Elevations

5 Planner Williams stated that the self-storage facility exterior materials are the same as previously proposed in 2016 and include a combination of face brick, stone veneer and EFIS-accent materials. The exterior of the office-portion of the building at the southeast corner of the facility consists primarily of stone veneer, EFIS-accents with insulated glass windows framed with anodized aluminum storefront. All exterior facing walls will be masonry as required by the special use standards for self-storage facilities.

10 **Landscape Plan**

15 Planer Williams reviewed the proposed site landscaping for the site including the foundation plantings along the front and around the corners of the building elevations fronting Kiley Drive. Planner Williams noted that the submitted landscape plan conforms to the Village’s Landscape Ordinance requirements and evergreen trees were provided along the west, east and north property lines to provide additional buffering of the proposed development from adjoining properties and the Ruth Road right-of-way.

Lighting Plan

20 Planner Williams noted that the lighting for the site includes a single pole with three (3) shoebox style fixtures at the front of the site to illuminate the parking lot and office entrance area. Thirty-two (32) wall-mounted lighting packs will illuminate the drive aisles between the storage buildings and the front (south elevation) of the middle building. The Photometric Plan indicates that both the minimum two (2) foot-candle average for the parking area and maximum 0.5 foot-candle at the property line requirements are met and both light fixtures are shielded to prevent glare.

25 **Signage**

30 Planner Williams stated that while the developer/operator are in the process of determining the specifics regarding the sign package for the proposed self-storage facility, and future site signage shall conform to the Village Commercial Design Guidelines. Furthermore, any ground signage shall be limited to six feet in height, with masonry base and sign surround matching the self-storage facility building materials.

ACTION REQUESTED

35 Planner Williams concluded the PowerPoint presentation stating that the petitioner requests a motion of the Plan Commission, to recommend approval of Petition No. 17-9.2, PSS Huntley Self Storage, LLC, petitioner, and Ann C. Deneke Trust, owner, Lot 1 of Huntley Self Storage Subdivision (located on the north side of Kiley Drive and west of Ruth Road), Requesting (i) a Special Use Permit for a Self-Storage Facility and (ii) Site Plan Review, including approval of such relief as may be necessary to allow for development 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 Sections 156.068 and 156.204 of the Huntley Zoning Ordinance.

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

- 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 petitioners will comply with all final engineering plans and require approval from 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.

4. The petitioner shall obtain final approval of the Landscape Plan from the Development Services Department.
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 this submittal.
7. No sign permits are approved as part of this submittal.
8. Any signage to be proposed in the future shall conform to the Village Commercial Design Guidelines. Any ground signage shall be limited to six feet in height and shall be constructed of a masonry base and sign surround to match the building materials.

10 **A MOTION was made to open the public hearing to consider Petition No. 17-9.2.**

MOVED: Commissioner Robert Chandler
SECONDED: Commissioner Darci Chandler
AYES: Commissioners Darci Chandler, Hahn, Nichols, Robert Chandler,
15 Vice Chair Ellison, and Chairman Kibort
NAYS: None
ABSTAIN: None
MOTION CARRIED 6:0:0

20 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

25 Eric J. Miller, Esq., 2990 North Perryville Road, Suite 4120B, Rockford, Illinois 61107
Brian Harrington, 3 Dimension Construction Management, 800 Dundee Ave., Elgin, IL 60120
Matt Clark, 3 Dimension Construction Management, 800 Dundee Ave., Elgin, IL 60120

30 Eric J. Miller, petitioner's legal representative, addressed the Plan Commission and provided an explanation of the recent history for the project and how it has changed since last considered by the Plan Commission and Village Board.

Mr. Harrington and Mr. Clark addressed the Plan Commission and offered to answer any questions or concerns regarding the proposed project.

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

Planner Williams clarified that while the property will be under 24-hour surveillance the storage units will be accessible to clients only between the hours of 5:00 a.m. and 11:00 p.m. daily.

40 Commissioner Darci Chandler noted that in light of the proposed project being the same site plan, building elevations and other proposed site improvements previously recommended for approval, she is comfortable with the project.

45 Commissioner Hahn, Vice Chair Ellison, Chairman Kibort and Commissioners Nichols and Robert Chandler similarly expressed their support for the project as presented.

A MOTION was made to close the public hearing to consider Petition No. 17-9.2.

50 **MOVED:** Commissioner Darci Chandler
SECONDED: Commissioner Hahn

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

NAYS: None

ABSTAIN: None

5 **MOTION CARRIED 6:0:0**

10 **A MOTION was made to recommend approval of Petition No. 17-9.2, PSS Huntley Self Storage, LLC, petitioner, and Ann C. Deneke Trust, owner, Lot 1 of Huntley Self Storage Subdivision (located on the north side of Kiley Drive and west of Ruth Road), requesting (i) a Special Use Permit for a Self-Storage Facility and (ii) Site Plan Review, including approval of such relief as may be necessary to allow for development 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 Sections 156.068 and 156.204 of the Huntley Zoning Ordinance, subject to the following conditions:**

- 15 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.
- 20 2. The petitioners will comply with all final engineering plans and require approval from 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.
4. The petitioner shall obtain final approval of the Landscape Plan from the Development Services Department.
- 25 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 this submittal.
7. No sign permits are approved as part of this submittal.
8. Any signage to be proposed in the future shall conform to the Village Commercial Design Guidelines. Any ground signage shall be limited to six feet in height and shall be constructed of a masonry base and sign surround to match the building materials.

30 **MOVED:** Commissioner Hahn

SECONDED: Vice Chair Ellison

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

35 **NAYS:** None

ABSTAIN: None

MOTION CARRIED 6:0:0

40 7. Discussion

Director Nordman stated the next Plan Commission meeting is scheduled for Monday, September 28, 2017.

8. Adjournment

45 **At 7:05 pm, a MOTION was made to adjourn the September 11, 2017 Plan Commission meeting.**

MOVED: Vice Chair Ellison

SECONDED: Commissioner Nichols

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

NAYS: None
ABSTAIN: None
MOTION CARRIED 6:0:0

5 Respectfully submitted,
James Williams
Planner
Village of Huntley