

VILLAGE OF HUNTLEY
PLAN COMMISSION MEETING
Monday, October 9, 2017
MINUTES

5

CALL TO ORDER

Chairman Tom Kibort called to order the Village of Huntley Plan Commission meeting for October 9, 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, Terra DeBaltz, Vice Chair Dawn Ellison and Chairman Tom Kibort

20

COMMISSIONERS

ABSENT: Commissioner Robert Chandler

ALSO PRESENT: Director of Development Services Charles Nordman

25

4. Public Comments None.

5. Approval of Minutes

30

A. Approval of the September 11, 2017 Plan Commission Meeting Minutes

A MOTION was made to approve the September 11, 2017 Plan Commission Meeting Minutes as written.

MOVED: Commissioner Darci Chandler

SECONDED: Commissioner Hahn

35

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

NAYS: None

ABSTAIN: Commissioner DeBaltz

MOTION CARRIED 5:0:1

40

6. Petition(s)

45

A. Petition No. 17-10.1, Jewel Osco / Albertsons, Inc., petitioner, Northeast Corner Route 47 and Reed Road (PIN 18-21-451-013), Conceptual review of a proposed site plan and building elevations for a Jewel Osco store.

Introduction

50

Director Nordman reviewed a PowerPoint presentation outlining the request from Jewel Osco for the proposed construction of a ±62,794 square foot grocery store within the Rosati's Resubdivision (Reed's Corner) at the northeast corner of Route 47 and Reed Road.

Director Nordman reviewed the development history of the subject property noting that the Preliminary Planned

5 Unit Development (PUD) and Preliminary Plat for the “B-3” Shopping Center Business District-zoned Rosati’s Resubdivision were approved in 2008 per Ordinance (O)2008-03.17 and (O)2007-03.18, respectively. The Preliminary PUD provided the development parameters for the site. The Final Plat of subdivision and Final Planned Unit Development for the Walgreen’s on Lot 2 were approved in 2008. Most recently, Lot 5 received approval for a Special Use Permit and Final Planned Unit Development for the multi-tenant retail center which includes a Dunkin Donuts.

10 Director Nordman stated that the conceptual development plan for the Jewel Osco grocery store proposes to subdivide the ±17.29-acre Lot 1 of the Rosati’s Resubdivision into two (2) lots (±9.11-acre and ±8.18-acre) and construct the proposed ±62,794 square foot grocery store on the southern lot adjacent to Reed Road.

Site Plan and Parking

15 Director Nordman reviewed the orientation of the Jewel Osco store noting that it will face Route 47 (west) with the drive-through pharmacy on the south elevation of the building. The building would be setback ±186.3 feet from the lot line along Reed Road and ±65.9 feet from the rear lot line adjacent to the Covington residential subdivision. Loading docks are proposed facing north near the center of the rear of the building. Access to the site would be provided from the existing driveways on Reed Road, Route 47, and Rainsford Drive. A new access drive would be added at the southeast corner of the site to provide access to the rear of the building and the loading dock. This access was originally shown on the Preliminary PUD approved by the Village Board in 2008 (see attached).

The required/proposed parking for the site was reviewed including the following:

	REQUIRED	PROVIDED
Minimum Parking Required for Retail – four (4) parking spaces per 1,000 gross square feet	251	353

25 **Building Elevations**

30 Director Nordman noted that the proposed front building elevation (west) includes the use of modular brick, architectural cladding, and storefront windows as the primary materials. The same brick and architectural cladding used on the front elevation will also be used on the Reed Road facing elevation. These materials will also wrap the northwest corner of the building before transitioning to splitface CMU block for the remainder of the north elevation. Director Nordman pointed out that the splitface CMU block is also the primary material along the east (rear) elevation of the building and that the block used on the north and east (rear) elevations will closely match the brick colors and horizontal band used on the front and Reed Road elevations of the building.

Landscaping

35 Director Nordman stated that the proposed landscaping is consistent with the plans included as part of the Preliminary Planned Unit development for the commercial subdivision. The plan proposes to add eighteen (18) trees along the Reed Road frontage, in addition to the existing landscaping that is located between the access drives. The plan also calls for planting shrubs, ornamental grasses, and perennials along the Reed Road frontage. Additional evergreens and trees are also proposed to be added along the east property line which is shared with the Covington subdivision. The existing landscaped berm is located on an outlot of the Covington residential subdivision and will remain as existing.

VILLAGE BOARD CONCEPTUAL REVIEW

45 Director Nordman stated that on Thursday, October 5, 2017 the Village Board’s review of the conceptual plans for the project and were generally supportive of the development as presented.

REQUESTED ACTION

Director Nordman concluded the project presentation by noting that the petitioners are 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.

5 Dave Hene, Jewel Osco / Albertsons, Inc. addressed the Plan Commission and thanked them for their consideration of the request.

Chairman Kibort invited members of the public in attendance to note concerns or questions they had with the proposed project.

10

Joan Wockner, 11509 Reed Road, asked about the truck traffic generated by the proposed development.

Mr. Hene stated that trucks traveling from the north and south along Route 47 would turn on to Reed Road and access the proposed development via the easternmost drive lane along Reed Road and travel to the rear of the store.

15

Ms. Wockner noted that while she does not object to the proposed Jewel Osco store, she does have concerns about the use of Reed Road for trucks serving the facility given that the roadway currently has a high volume of vehicular traffic including school buses and emergency vehicles.

20

Kathleen Kruger cited her concern that trucks on Reed Road waiting to turn into the subject site may back-up vehicles west to Route 47.

Chairman Kibort inquired as to the orientation of the loading docks doors and Mr. Hene noted that the thought was to design the loading docks to face north to obscure the visibility of the trucks from Reed Road.

25

Commissioner Darci Chandler did not have any specific concerns regarding the proposed project.

Commissioner Hahn noted that he has served on the Plan Commission since the preliminary development of the subdivision was approved and traffic along Reed Road has changed significantly since that time particularly following changes to at the Woodstock hospital thereby increasing traffic to the Huntley Centegra site.

30

Commissioner Hahn also suggested that a direct truck access to the loading dock area was needed from the Route 47 right-in/right-out.

35

Discussion ensued regarding recommendations for traffic entering/exiting the site.

Commissioner Hahn noted that some of the existing landscaping within the commercial subdivision has died or requires maintenance and additional landscaping would assist with buffering the site.

40

Vice Chair Ellison asked if the facility would be 24-hour, the expected number of truck deliveries each day and whether it would the facility will also have a TCF Bank branch.

Mr. Hene indicated that the facility's hours of operation have yet to be determined, there are no more than two or three truck deliveries per day with sometimes no deliveries at all, and it is expected that this store will have a TCF Bank branch.

45

Vice Chair Ellison suggested that construction traffic enter the site via Rainsford Drive and/or through the Rosati's Resubdivision center right-in/right-out access point from Route 47.

50

Chairman Kibort noted that he is pleased with the proposed architecture, however, he suggested faux windows on the south elevation of the building facing Reed Road.

5 Commissioner Nichols stated that she is also pleased with the building’s architecture but did not believe faux windows on the building’s south elevation are necessary.

10 Commissioner DeBaltz noted that she is happy with the proposed development and shares the excitement of her Covington Lakes subdivision neighbors about the prospect of a grocery store within walking distance of their homes.

7. Discussion

Director Nordman stated the next Plan Commission meeting is scheduled for Monday, October 23, 2017.

15 8. Adjournment

At 7:15 pm, a MOTION was made to adjourn the October 9, 2017 Plan Commission meeting.

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

Respectfully submitted,

Charles Nordman

Director of Development Services
Village of Huntley

30