

VILLAGE OF HUNTLEY
PLAN COMMISSION MEETING
Monday, November 27, 2017
MINUTES

5

CALL TO ORDER

Chairman Tom Kibort called to order the Village of Huntley Plan Commission meeting for November 27, 2017 at 6:30 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

Chairman Tom Kibort led the Pledge of Allegiance.

ROLL CALL

15

PLAN

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

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COMMISSIONERS

ABSENT: 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

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A. Approval of the October 9, 2017 Plan Commission Meeting Minutes

A MOTION was made to approve the October 9, 2017 Plan Commission Meeting Minutes with the following corrections:

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Page 3, Line 11, replace “Hahn, 11503” with “Wockner, 11509”

Page 3, Line 31, clarify that Commissioner Hahn stated that a direct truck access to the loading dock area was needed from the Route 47 right-in/right-out.

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MOVED: Commissioner Darci Chandler

SECONDED: Commissioner DeBaltz

AYES: Commissioners Darci Chandler, Hahn, Nichols, DeBaltz and Chairman Kibort

NAYS: None

ABSTAIN: Commissioner Robert Chandler

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MOTION CARRIED 5:0:1

6. Petition(s)

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A. Petition No. 17-11.1, Blackacre Properties LLC, petitioner, and Ruby-02-HNTLYCMRCL, LLC, owner; Lot 1, Huntley Crossings, Phase 2, Plat 1 (generally located east of Route 47 and north of Regency Parkway) – Request is for approval of a Final Planned Unit Development to accommodate a Verizon store 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.

Introduction

5 Director Nordman reviewed a PowerPoint presentation outlining the request from Blackacre Properties LLC on behalf of Verizon for a Final Planned Unit Development to accommodate construction of a ±2,543 square foot building on Lot 1, Huntley Crossings, Phase 2, Plat 1 subdivision. The subject 0.8-acre site is located on the east side of Route 47 and north of Regency Parkway, immediately south of the existing Burger King restaurant.

10 Director Nordman pointed out that the site is zoned B-3 (PUD) Shopping Center Business District and is subject to the Riedl Annexation Agreement and the subsequent amendments to the agreement. 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. Director Nordman reviewed that the parameters for signage within the commercial subdivision were revised per the annexation amendment allowing Outlot signs to be ten (10’) feet in height (rather than six (6’) feet) and setback ten (10’) feet from the property line rather than fifty (50’) feet. Director Nordman noted that the Final
15 Planned Unit Development plan for each lot requires review and approval by the Plan Commission and Village Board with adherence to the Village’s Commercial Design Guidelines which were included as an exhibit to the Annexation Agreement for the subject property.

20 Staff Analysis

Final Planned Unit Development

Site Plan

25 Director Nordman reviewed the proposed site plan for the Verizon facility pointing out that the ±2,543 square foot facility that will be accessible from the existing north-south access road that runs between Regency Parkway and the Huntley Grove commercial subdivision to the north. Director Nordman stated that the entrance to the building will face east and large storefront windows will face Route 47. The parking area, accessed from a single drive at the northeast corner of the site, includes parking for sixteen (16) vehicles which exceeds the eleven (11) parking
30 spaces (4.0 stalls/1,000 square feet) required by the Annexation Agreement. Director Nordman pointed out that the parking area includes 10-foot by 19-foot parking stalls and 25-foot wide drive aisles that both exceed the minimums required by the Zoning Ordinance.

Building Elevations

35 Director Nordman reviewed the proposed building materials and features noting that all elevations consist of stone, brick, and brick bump-outs featuring the “Verizon” wall signage on both the front (east) and west (Route 47-facing) elevations. Gooseneck light fixtures are featured on all elevations with aluminum canopies over the glass and aluminum storefront windows. Director Nordman noted that the site’s trash enclosure, located near the northeast corner of the proposed building, will be constructed of brick to match the building with solid metal
40 gates.

Landscaping

45 Director Nordman’s review of the landscape plan for the Verizon site indicates that foundation, perimeter plantings and trees either meet or exceed the Village’s Landscape Ordinance and Commercial Design Guideline requirements. Director Nordman noted that the screening of the dumpster enclosure features plant material including Dwarf Mugo Pine and Miss Kim Dwarf Lilac shrubbery and Chanticleer Callery Pear trees.

Site Lighting

50 Parking lot lighting proposed for the site includes a decorative lantern-style fixture providing the requisite 2.0 foot-candle average for the parking area as well as a 0.5 foot-candle maximum along the property lines.

Signage

Director Nordman reviewed the sign plan package for the site noting that Verizon wall signs are proposed on both the front (east) access road-facing and west Route 47-facing building elevations and that a ±54 square foot, 8’-2”-tall monument sign, framed with brick matching the Verizon building, is proposed at the center of the site near the front, west (Route 47-facing) elevation of the retail facility.

Required Relief

Director Nordman noted that the single element of the relief required for the project includes the following:

- 1. The Sign Ordinance allows one wall sign per tenant or one permit 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 an additional wall sign. Such relief is consistent with relief approved for McDonald’s, Burger King, Culver’s and Panda Express.

Village Board Concept Review

Director Nordman noted that the Village Board favorably reviewed the conceptual plan for the proposed project on November 9, 2017, and referred it to the Plan Commission to begin the formal development review and approval process. Comments received during the Village Board review included the following:

- 1. The petitioner was encouraged to include foundation plantings along the building east (Access Road-facing) elevation. *It was noted that the building is located on the west setback line and cannot shift further west to accommodate landscaping along the building’s east elevation.*

Action Requested

Director Nordman concluded the presentation noting that the petitioner requests a motion of the Plan Commission, to recommend approval of Petition No. 17-11.1, Blackacre Properties LLC, petitioner, Ruby-02-HNTLYCMRCL, LLC, owner; Lot 1, Huntley Crossings, Phase 2, Plat 1 (generally located east of Route 47 and north of Regency Parkway) – Request is for approval of a Final Planned Unit Development for a Verizon store 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 petitioner shall obtain final approval of the Landscape Plan from the Development Services Department.
- 5. All permanent and seasonal plantings must be replaced immediately upon decline.
- 6. In accordance with the Village’s Commercial Design Guidelines, the rooftop mechanical equipment shall be screened to its full height on all sides of the structure with the building’s parapet wall.
- 7. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
- 8. No building plans or permits are approved as part of this submittal.
- 9. No sign permits are approved as part of this submittal.

Chairman Kibort asked Staff who was responsible for development and maintenance of the stormwater detention area adjacent to the Route 47 and the four (4) lots between Regency Parkway and the Huntley Grove commercial subdivision.

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Director Nordman responded that the overall developer is responsible for constructing and landscaping this area.

Dixon Greenwood with Blackacre Properties LLC, 3928 Maloney Road, Knoxville, TN 37920, addressed the Plan Commission, stated that they are anxious to begin development of the site and that he welcomed any questions or concerns the Plan Commission had regarding the proposed project.

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Commission Darci Chandler noted that she was happy with the proposal and appreciated that many of the issues usually discussed have been addressed.

15

Commissioner Hahn asked if the proposed Verizon facility would be a franchise and Mr. Greenwood confirmed that it would be, but, the manner in which it would operate would be indistinguishable from a corporate store as far as customers were concerned.

Commissioner Hahn requested confirmation that the roof-top mounted equipment would be adequately screened.

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Mr. Greenwood confirmed that the building's parapet would serve to adequately screen all roof-top mounted equipment.

Chairman Kibort asked about the construction schedule for the development.

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Mr. Greenwood acknowledged that the development of the facility was dependent on several factors and that they were simply interested in completing the project as soon as possible.

Commissioner Nichols noted that she had no questions or concerns regarding the petition request.

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Commissioner DeBaltz stated that any concerns she had with the project had been addressed and that she was in favor of the request.

Commissioner Robert Chandler asked for clarification about the roof drain system.

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Mr. Greenwood noted that external scuppers matching/complementing the building exterior would be installed in the appropriate and efficient locations to adequately provide drainage for the building's roof-top.

Commissioner Robert Chandler asked for confirmation that the trash enclosure would be constructed of masonry to match the Verizon building and Mr. Greenwood confirmed that requirement would be met.

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A MOTION was made to recommend approval of Petition No. 17-11.1, Blackacre Properties LLC, petitioner, Ruby-02-HNTLYCMRCL, LLC, owner; Lot 1, Huntley Crossings, Phase 2, Plat 1 (generally located east of Route 47 and north of Regency Parkway) – Request is for approval of a Final Planned Unit Development for a Verizon store 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:

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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.

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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 petitioner shall obtain final approval of the Landscape Plan from the Development Services Department.
5. All permanent and seasonal plantings must be replaced immediately upon decline.
6. In accordance with the Village’s Commercial Design Guidelines, the rooftop mechanical equipment shall be screened to its full height on all sides of the structure with the building’s parapet wall.
7. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
8. No building plans or permits are approved as part of this submittal.
9. No sign permits are approved as part of this submittal.

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

B. Petition No. 17-11.2, O’Reilly Auto Enterprises, LLC, petitioner/owner; Lot 4, Huntley Crossings, Phase 2, Plat 1 (located at the northeast corner of Route 47 and Regency Parkway) – Request is for approval of a Final Planned Unit Development to accommodate an O’Reilly Auto Parts store 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.

Introduction

Planner Williams reviewed a PowerPoint presentation outlining the request from O’Reilly Auto Parts Enterprises LLC for a Final Planned Unit Development to accommodate construction of a ±7,927 square foot building on Lot 4, Huntley Crossings, Phase 2, Plat 1 subdivision. The subject site is a 1.201-acre lot located at the northeast corner of the Route 47 and Regency Parkway intersection.

Planner Williams noted that as with the previously reviewed Verizon site this development is also zoned B-3 (PUD) Shopping Center Business District, subject to the Riedl Annexation Agreement and subsequent amendments to that agreement. 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. Additionally, Planner Williams noted, the parameters for signage within the commercial subdivision were revised per the annexation amendment allowing Outlot signs to be ten (10’) feet in height (rather than six (6’) feet) and setback ten (10’) feet from the property line rather than fifty (50’) feet. The Final Planned Unit Development plan for each lot requires review and approval by the Plan Commission and Village Board with adherence to the Village’s Commercial Design Guidelines included as an exhibit to the Annexation Agreement for the subject property.

Staff Analysis

Final Planned Unit Development

Site Plan

5 Planner Williams reviewed the site plan for the proposed 7,927 square foot O'Reilly facility noting that the proposed parking area includes thirty-seven (37) parking stalls rather than the thirty-four (34) spaces required by the Annexation Agreement. Planner Williams continued noting that the building's main entrance is oriented toward Route 47 and that a thirty-six (36') foot-wide driveway at the rear of the site provides vehicular access via the private north-south access road. Cross-access to Lot 3 to the north is provided by the drive aisle along the front (west) portion of the site. Planner Williams pointed out that the site's ten (10') foot-wide parking stalls and twenty-five (25') foot-wide drive aisles both exceed the minimum dimensions required by the Zoning Ordinance. Planner Williams reviewed that the site plan proposes a wooden guardrail along the west side of the parking lot to protect vehicles from the adjacent retaining wall/stormwater detention pond. Planner Williams pointed out that the building's trash enclosure and loading area will be located at the rear, northeast corner of the site.

Building Elevations

15 Planner Williams reviewed the proposed building materials which include ledgestone used for column-features and along the three (3') foot base that surrounds the building and a combination of dove grey, oxford brown and glacier white velour brick that represents the majority of the other exterior materials. Planner Williams noted that a red EIFS is proposed as the background for the "O'Reilly Auto Parts" signage on the west (front) Route 47-facing, south (side) Regency Parkway-facing, and rear (east) access road-facing elevations. Planner Williams further noted that the north, west, and south elevations include aluminum canopies above the storefront windows and that each of the ledgestone columns feature a wall-mounted light fixture.

Landscaping

20 The landscape plan submitted for the site includes the customary perimeter tree and shrubbery plantings around the property perimeter and building foundations in accordance with the Village's Landscape Ordinance and Commercial Design Guidelines. Planner Williams stated that the dumpster enclosure, located at the northeast corner of the parking area, is screened by plantings that include Spartan Juniper, Variegated Liriope, two (2) Sunset Maples and a single Red Oak tree. Additionally, Planner Williams noted that Staff recommends planting a row of shrubs along the guardrail on the west side of the parking lot to screen that feature from Route 47.

Site Lighting

30 Planner Williams reviewed the proposed site lighting which along with the wall-mounted lighting includes decorative parking lot light fixtures required to meet the Village's standards for lighting including a minimum 2.0 foot-candle average for the parking area and 0.5 foot-candle maximum along the site perimeter.

Signage

35 The proposed O'Reilly sign plan includes three (3) sixty-eight (68) square foot "O'Reilly Auto Parts" wall signs, on the west (Route 47-facing), south side (Regency Parkway-facing) and east (access road-facing) building elevations.

40 As noted by Planner Williams, the proposed monument sign, located at the southwest corner of the site near the Route 47 and Regency Parkway intersection, includes a stone cap, masonry base and wrapped-sides as required per the Village's Commercial Design Guidelines and may be no greater than ten (10') feet per the amended annexation agreement for Huntley Crossings – Phase 2 subdivision.

Required Relief

45 Planner Williams noted that the single element of the relief required for the project includes the following:

1. The Sign Ordinance allows one wall sign per street frontage on corner lots. The subject site is on a corner lot; however, the third sign on the rear elevation facing the access road requires relief. Such relief is consistent with the relief approved for McDonald's, Burger King, Culver's and Panda Express sites.

Village Board Concept Review

Planner Williams reviewed the Village Board consideration of conceptual plans for the project on both June 15th and again on August 3rd, 2017 resulted in revisions to the building elevations and the Village Board's referral of the project to the Plan Commission to begin the formal development review and approval process.

5 Action Requested

Planner Williams concluded the presentation noting the petitioner requests a motion of the Plan Commission, to recommend approval of Petition No. 17-11.2, O'Reilly Auto Enterprises, LLC, petitioner/owner; Lot 4, Huntley Crossings, Phase 2, Plat 1 (located at the northeast corner of Route 47 and Regency Parkway) – Request is for approval of a Final Planned Unit Development to accommodate an O'Reilly Auto Parts store 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:

- 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 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.
- 25 4. The petitioner shall plant a row of shrubs along the Route 47-side of the guardrail located along the western edge of the parking lot.
5. The petitioner shall obtain final approval of the Landscape Plan from the Development Services Department.
- 30 6. The petitioner shall obtain final approval of the Lighting Plan from the Development Services Department.
7. The monument sign shall be no greater than ten (10') feet in height per the amended annexation agreement for Huntley Crossings – Phase 2.
8. All permanent and seasonal plantings must be replaced immediately upon decline.
- 35 9. In accordance with the Village's Commercial Design Guidelines, the rooftop mechanical equipment shall be screened to its full height on all sides of the structure with the building's parapet wall.
10. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
11. No building plans or permits are approved as part of this submittal.
12. No sign permits are approved as part of this submittal.

40 Ken Huhn P.E., civil engineer with HR Green, 651 Prairie Pointe Drive, Yorkville, IL 60560, addressed the Plan Commission and stated he welcomed any questions or concerns regarding the proposed project.

Commissioner Darci Chandler stated that she was happy with the proposed project and, similarly to the previously reviewed Verizon site, appreciated that many of the issues typically discussed have been adequately addressed.

45 Commissioner Hahn noted that the cross-access to the lot to the north provided on the O'Reilly site was not an element included on the Lot 1, Verizon development.

50 Director Nordman pointed out that while cross-access on the O'Reilly site was a recommendation of the Huntley Fire Protection District, the recent amendment annexation agreement for the Huntley Crossings – Phase 2 had absolved these four (4) outlots of the cross-access requirement.

Commissioner Kibort requested confirmation that the proposed trash dumpster enclosure afforded adequate space for the maneuvering of the trash collection vehicles.

5 Mr. Huhn noted that he believed adequate space was available trash collection vehicles within the parking area.

Chairman Kibort noted that any concerns that he had with the project have been addressed.

10 Commissioner Nichols asked if the ladder on the east (rear) elevation providing access to the roof was permanent and Mr. Huhn confirmed that it was permanent and Director Nordman confirmed that there were other buildings in the Village with similar roof-top access ladders.

15 Commissioner DeBaltz stated she was in favor of the project, particularly the requested relief for the wall sign (on the east (rear) elevation) facing the Access Road which will help identify the business for customers traveling on that thoroughfare.

Commissioner Robert Chandler asked for specifics regarding the proposed guardrail to be installed along the west side of the O'Reilly parking area.

20 Mr. Huhn distributed a copy of the guardrail exhibit to the Plan Commission for their review.

Director Nordman reminded the Plan Commission that Staff had requested the petitioner install plant material along the guardrail to screen it from Route 47.

25 **A MOTION was made to recommend approval of Petition No. 17-11.2, O'Reilly Auto Enterprises, LLC, petitioner/owner; Lot 4, Huntley Crossings, Phase 2, Plat 1 (located at the northeast corner of Route 47 and Regency Parkway) – Request is for approval of a Final Planned Unit Development to accommodate an O'Reilly Auto Parts store 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:**
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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.
- 35 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.
- 40 4. The petitioner shall plant a row of shrubs along the Route 47-side of the guardrail located along the western edge of the parking lot.
5. The petitioner shall obtain final approval of the Landscape Plan from the Development Services Department.
- 45 6. The petitioner shall obtain final approval of the Lighting Plan from the Development Services Department.
7. The monument sign shall be no greater than ten (10') feet in height per the amended annexation agreement for Huntley Crossings – Phase 2.
8. All permanent and seasonal plantings must be replaced immediately upon decline.
- 50 9. In accordance with the Village's Commercial Design Guidelines, the rooftop mechanical equipment shall be screened to its full height on all sides of the structure with the building's parapet wall.

- 10. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
- 11. No building plans or permits are approved as part of this submittal.
- 12. No sign permits are approved as part of this submittal.

5 **MOVED:** Commissioner Robert Chandler
SECONDED: Commissioner DeBaltz
AYES: Commissioners Darci Chandler, Hahn, Nichols, DeBaltz,
Robert Chandler and Chairman Kibort
NAYS: None
10 **ABSTAIN:** None
MOTION CARRIED 6:0:0

7. Discussion

15 Director Nordman stated the next Plan Commission meeting is scheduled for Monday, December 11, 2017 and will include a public hearing for the proposed I-90/Route 47 Gateway Subarea Plan.

8. Adjournment

20 **At 7:10 pm, a MOTION was made to adjourn the November 27, 2017 Plan Commission meeting.**

MOVED: Commissioner Nichols
SECONDED: Commissioner DeBaltz
25 **AYES:** Commissioners Darci Chandler, Hahn, Nichols, DeBaltz,
Robert Chandler and Chairman Kibort
NAYS: None
ABSTAIN: None
MOTION CARRIED 6:0:0

30 Respectfully submitted,

James Williams

Planner
Village of Huntley

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