

VILLAGE OF HUNTLEY
PLAN COMMISSION MEETING
Monday, February 12, 2018
MINUTES

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CALL TO ORDER

Vice Chair Dawn Ellison called to order the Village of Huntley Plan Commission meeting for February 12, 2018 at 6:32 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 Ellison led the Pledge of Allegiance.

ROLL CALL

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PLAN

COMMISSIONERS: Commissioners Darci Chandler, Ron Hahn, Lori Nichols, Robert Chandler, Vice Chair Dawn Ellison and Chairman Tom Kibort (Chairman Kibort arrived at 6:35 p.m.)

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COMMISSIONERS

ABSENT: Commissioner Terra DeBaltz

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 December 11, 2017 Plan Commission Meeting Minutes

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

MOVED: Commissioner Nichols

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SECONDED: Commissioner Darci Chandler

AYES: Commissioners Darci Chandler, Hahn, Nichols, and Robert Chandler

NAYS: None

ABSTAIN: Vice Chair Ellison

MOTION CARRIED 4:0:1

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6. Public Hearing(s)

A. Petition No. 18-2.1, Jewel Osco / New Albertsons, Inc., petitioner, and Huntington National Bank, owner, Lot 1, Rosati's Resubdivision (generally located at the northeast corner of Route 47 and Reed Road) – Request is for approval of a Final Plat of Subdivision and Final Planned Unit Development, including any necessary relief, to accommodate a Jewel Osco 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.

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A MOTION was made to open the public hearing to consider Petition No. 18-2.1.

MOVED: Commissioner Robert Chandler

SECONDED: Commissioner Hahn

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

NAYS: None

ABSTAIN: None

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

Vice Chair Ellison stated that a public hearing is being conducted and all audience members that would like to speak tonight must be sworn in. Vice Chair Ellison asked anyone wishing to speak to stand and be sworn in. The following individuals were sworn in:

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Charles Nordman, Director of Development Services, Village of Huntley
John Wojtila, Zaremba Group LLC, 14600 Detroit Avenue, Lakewood, OH 44107
David Hene, Jewel Osco/New Albertsons Inc., 150 Pierce Road – Suite 220, Itasca, IL 60143

15 **Background**

Director Nordman reviewed a PowerPoint presentation noting that Jewel Osco is proposing construction of a ±63,538 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 history of the subject property including that the subject site is part of a larger parcel that was annexed to the Village of Huntley on November 8, 2001, and is subject to an annexation agreement between the Village of Huntley and Home State Bank, as Trustee Under Trust No. 1717 and Pulte Home Corporation (Cambridge/DR Horton later purchased the subdivision from Pulte). The annexation agreement established the Covington Lakes Subdivision and the "B-3" zoned commercial parcels along Route 47, near the intersection of Route 47 and Reed Road. Among other things, the annexation agreement identified specific on-site and off-site right-of-way improvements and certain restrictions that were required in order to accommodate the proposed development. Director Nordman specified that the improvements to the subdivision, which were constructed by the developer, included the following:

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- The relocation of Reed Road to the north and the creation of a frontage road for the Reed Road residences. As a result of the relocation, Reed Road was expanded from a two-lane cross section to a three-lane cross section with dedicate turn lanes. These improvements were based on a traffic planning evaluation which considered the buildout of the Covington Lakes residential subdivision, the commercial property, and other area growth.
- The construction of a 50-foot wide landscape berm between the Reed Road residences and the relocated Reed Road.
- A 50-foot wide landscape easement was required on the commercial property along the north Reed Road frontage.
- A 100-foot building setback was required from the Reed Road right-of-way for the commercial property. *This is 50-feet more than is required by the B-3 zoning district.*
- A 10-foot pedestrian path/easement was constructed along the north side of Reed Road. This path runs across the Reed Road frontage of the commercial property and the Covington Lakes subdivision.
- The developer was required to pay their fair share of the cost for installing a traffic signal at the intersection of Reed Road and Route 47.
- Right-of-way was required to be dedicated and roadway improvements made along the Route 47 property frontage.

Chairman Kibort arrived at 6:35 p.m.

Director Nordman continued with the review of the project background noting that in addition to the improvements noted Concord Homes had previously widened Reed Road east of the subject site when the Northbridge Subdivision was constructed. The portion of Reed Road across the Northbridge subdivision/school campus frontage is under the jurisdiction of the Lake in the Hills, therefore widening the road required the cooperation of the Village of Huntley, the Village of Lake in the Hills, District 158 and both the developers of the

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Northbridge and Covington Lakes subdivisions.

Introduction

5 Director Nordman stated that the Preliminary Planned 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. Director Nordman pointed out that the Preliminary PUD
provided the development parameters for the site and that the adjacent roadway improvements required by the
annexation agreement were previously completed as noted above. The Final Plat of subdivision and Final
10 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.

15 Director Nordman stated that the development plan for the Jewel Osco grocery store proposes to subdivide Lot 1,
Rosati’s Resubdivision into two (2) lots and construct the proposed ±63,538 square foot grocery store on the
southern lot adjacent to Reed Road.

Final Plat of Subdivision

20 The proposed subdivision of the ±17.29-acre Lot 1, Rosati’s Resubdivision results in two (2) lots (Lot 1, ±8.18
acres and Lot 2, ±9.11 acre) which both exceed the requisite 1.84-acre (80,000 square foot) minimum lot size for
the B-3 (PUD) Shopping Center Business – Planned Unit Development zoning district.

Final Planned Unit Development

Site Plan and Parking

25 Director Nordman provided an overview of the proposed site plan noting that the front elevation of the Jewel
Osco store is oriented facing toward Route 47 (west) with the drive-through pharmacy on the south elevation of
the building. The building would be setback ±185.2 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 and a
30 dumpster enclosure with solid metal gates is proposed facing south near the center of the rear of the building.
Director Nordman reviewed that access to the site will be provided from the existing driveways on Reed Road,
Route 47, and Rainsford Drive. Additionally, Director Nordman stated that 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. Director
Nordman emphasized that the new easternmost access on Reed Road was considered as part of the public hearing
35 conducted when the Preliminary Planned Unit Development for the subdivision was originally presented and
approved in 2008.

40 Director Nordman noted that an outdoor seating area is proposed at the northwest corner of the building bordered
by a three (3’) foot tall decorative steel barrier with masonry posts. Additionally, an outdoor seasonal sales area is
proposed south of the northernmost main entrance along the front (Route 47-facing) elevation of the
grocery/pharmacy building.

Director Nordman reviewed the required and proposed parking for the site specified in the following table:

	REQUIRED	PROVIDED
Minimum Parking Required for Retail – four (4) parking spaces per 1,000 gross square feet	254	349*

45 * - Provided parking includes the requisite eight (8) accessible parking stalls/loading areas.

Building Elevations

Director Nordman reviewed the architectural elements of the proposed grocery/pharmacy noting 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 noted 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

Director Nordman reviewed the proposed landscape plan for the site noting that it is consistent with the plans approved 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. Additionally, Director Nordman noted that the landscape plan calls for planting shrubs, ornamental grasses, and perennials along the Reed Road frontage and that evergreen and tree plantings are proposed to be added along the east property line which is shared with the Covington Lakes subdivision. Director Nordman confirmed that the existing landscaped berm, located on a 50-foot wide outlot of the Covington residential subdivision, and will remain as existing. Additionally, per staff recommendations, the petitioner has added five (5) 8-foot tall, Colorado Green Spruce trees within the berm on the south side of Reed Road.

Lighting

Director Nordman reviewed the lighting plan for the site noting that the petitioners are proposing LED pole lighting fixtures mounted at 28'-0" and wall-mounted packs installed at 16'-0" along the north, south and east (rear) building elevations. Director Nordman stated that the Village's Zoning Ordinance requirements specify parking areas to have a two (2.0) foot-candle average and no greater than 0.5 foot-candles at the perimeter and that proposed photometric plan for the site is in compliance with the foot-candle average. Additionally, the petitioner is proposing to replace the existing lighting fixtures along the Rosati's Resubdivision north-south access road with LED light fixtures matching the fixtures used in the Jewel Osco parking lot.

Signage – Wall

The petitioner's proposed wall sign package breaks-down as follows:

BUILDING ELEVATION	NUMBER OF SIGNS ALLOWED	NUMBER OF SIGNS PROPOSED	SQUARE FOOTAGE OF SIGNS ALLOWED	SQUARE FOOTAGE OF SIGNS PROPOSED	RELIEF REQUIRED
WEST (FRONT)	1	4 ^(1,2,3,4)	295	352.6	FOR THREE (3) SIGNS & 57.6 S.F.
SOUTH, DRIVE-THRU (SIDE)	1	2 ^(1,5)	207	349.48	FOR ONE (1) SIGN & 142.48 S.F.
NORTH (SIDE)	0	1 ⁽¹⁾	--	294.35	FOR ONE (1) SIGN & 294.35 S.F.
EAST (REAR)	0	--	--	--	--
TOTAL	2	7	502	996.43	FIVE (5) ADDL. SIGNS AND 494.43 SQUARE FEET

THE THREE (3) TYPES OF PROPOSED WALLS SIGNS ARE:

- (1) "JEWEL OSCO" SIGN - 294.35 SF
- (2) "STARBUCKS" LOGO SIGN - 19.625 SF
- (3) "PHARMACY" SIGN - 16.125 SF
- (4) "RX ARROW" SIGN - 22.5 SF
- (5) "RX DRIVE THRU" SIGN - 55.125 SF

Signage – Ground Sign

Director Nordman reviewed the Preliminary Planned Unit Development Site Plan (PUD Plan) for the Rosati's Resubdivision which specified ground sign heights and a sign template that included a peaked roof feature. Further, Director Nordman noted that the PUD Plan also specified the location of two (2) multi-tenant monument signs near the Route 47/Reed Road and Route 47/Rainsford Drive intersections. The petitioner proposes to modify the design of the ground signs to eliminate the peaked roof feature to better fit the architecture of the proposed Jewel Osco building. Director Nordman also pointed out that the petitioner has elected to locate the

multi-tenant monument sign adjacent to the right-in-/right-out access drive at the center of the Resubdivision, rather than at the intersection of Route 47 and Reed Road as approved by the Preliminary PUD Plan. This change results in the sign being located further away from the residences located on Reed Road.

5 The proposed ground signage for the site consists of the following:

SIGN LOCATION	ALLOWED / PROPOSED NO. OF SIGNS	ALLOWED/PROPOSED HEIGHT OF SIGNS	ALLOWED/PROPOSED SETBACK FROM ROUTE 47 / REED ROAD	RELIEF REQUIRED
ROUTE 47 MULTI-TENANT MONUMENT SIGN	2 / 1	24'-10" / 25 feet	50' / 44'	TWO (2") INCHES HEIGHT / 6' SETBACK
REED ROAD MONUMENT SIGN	1 / 1	8'- 3 ½" / 7 feet	50' / 16'	34' SETBACK

Additionally, the sign plan includes two (2) two-sided, three (3') foot tall, and three (3) square foot directional signs on masonry piers for the drive-thru that are in conformance with all applicable Sign Regulations.

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Traffic

Director Nordman stated that in response to resident concerns regarding existing Reed Road traffic, staff had the Village's traffic consultant review existing and future traffic on the roadway. Director Nordman noted that Reed Road is identified as a secondary arterial in the Village's Comprehensive Plan which is intended to interconnect and augment major arterials. Additionally, Director Nordman noted that secondary arterials serve major traffic flows between various activity centers in the Village.

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Director Nordman continued with the traffic review stating that an accepted standard in traffic engineering is that the maximum desirable capacity of a two-lane roadway is approximately 15,000 vehicles per day or higher when a left turn lane is present. Based on the traffic engineer's review, it is estimated that approximately 10,300 vehicles per day currently utilize Reed Road and upon construction of the new Jewel Osco it is estimated that approximately 11,800 vehicles will utilize Reed Road. Based on this information, Director Nordman stated that the traffic consultant concluded that the Jewel Osco will not cause traffic volumes on Reed Road that will exceed the desirable Average Daily Traffic Volumes for a two-lane roadway. Furthermore, Director Nordman noted, reserve capacity exists to accommodate additional traffic beyond those traffic counts anticipated to be generated by the Jewel Osco development.

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Final Planned Unit Development - Requested Relief

1. Relief is required for replacement of the existing pole lights along the north-south access drive approved as part of the Preliminary Planned Unit Development (PUD Plan) for the commercial subdivision with non-decorative LED fixtures.
2. The proposed Wall Signage requires relief for five (5) additional signs and an additional 494.43 square feet.
3. Proposed Ground Signs requires the following relief:
 - a. Signs deviate from the monument sign template approved as part of the PUD Plan for the commercial subdivision.
 - b. The Route 47 multi-tenant monument sign requires relief of two (2") inches in height and relief of six (6') feet from the fifty (50') foot Route 47 setback specified by the PUD Plan.
 - c. The Reed Road monument sign requires relief of thirty-four (34') from the fifty (50') foot setback from the roadway specified under the PUD Plan.

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Village Board Conceptual Review

The Village Board reviewed the conceptual plans for the proposed project on Thursday, October 5, 2017 and was supportive of the development as proposed.

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Plan Commission Conceptual Review

Director Nordman reviewed issues that the Plan Commission discussed through the course of their conceptual consideration of the proposed development on October 9, 2017 which including the following items:

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- 1. Concerns were raised about truck traffic along Reed Road as well as delivery trucks entering, exiting and circulating within the proposed site. *The petitioner has specified that weekly deliveries will generally consist of ten (10) Jewel Osco distribution center semi-trailer trucks, thirty-five (35) smaller vendor semis (40') and twenty-five (25) box trucks. Most deliveries will occur before noon, with vendor deliveries being less predictable given that they serve other customers and their delivery routes/times vary accordingly. Deliveries would be restricted to the Reed Road easternmost ingress/egress drive offering direct access to the loading dock at the rear of the facility.*

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	<i>Per Week</i>	<i>Average Daily</i>
<i>Semi-trailer trucks</i>	<i>10</i>	<i>1.43</i>
<i>Vender trucks (40')</i>	<i>35</i>	<i>5</i>
<i>Box trucks</i>	<i>25</i>	<i>3.57</i>
<i>TOTAL</i>	<i>70</i>	<i>10</i>

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Delivery trucks entering and exiting the site will utilize the easternmost driveway on Reed Road which will provide direct access to the loading dock which faces north, away from Reed Road. An intersection sight distance exhibit was provided by the petitioner confirming that adequate intersection sight distance is available to the east.

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Staff and the petitioner looked at other options for deliveries as suggested by the Plan Commission; however, utilizing the Route 47 right-in/right-out or Rainsford Drive would create circulation issues between the outlots and potential conflicts between truck and customer traffic. Truck access from north of the building would also require reconfiguring the loading dock to face south, towards Reed Road.

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- 2. There was a concern that the existing landscaping was along the Reed Road frontage was in poor condition. *The petitioner will evaluate the existing plant materials along Reed Road and replace as needed. The proposed landscape plan will also add plant materials amongst the existing landscaping.*

REQUESTED ACTION

Director Nordman concluded the PowerPoint presentation of the project stating that the petitioner requests a motion of the Plan Commission, to recommend approval of Petition No. 18-2.1, Jewel Osco / New Albertsons, Inc., petitioner, and Huntington National Bank, as owner, Lot 1, Rosati’s Resubdivision (generally located at the northeast corner of Route 47 and Reed Road) – Request is for approval of a Final Plat of Subdivision and Final Planned Unit Development, including any necessary relief, to accommodate a Jewel Osco 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.

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

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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.

2. The petitioners 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, including the existing landscaping north of Reed Road.
6. In accordance with the Zoning Ordinance, all ground and roof-top mounted equipment shall be fully screened to a height six (6”) inches above such equipment.
7. The mill and overlay of the north/south access drive adjacent to Lot 2 shall be completed at the time Lot 2 or Lot 4 is developed, whichever occurs first.
8. In accordance with Section 155.221(A)(6) of the Subdivision Ordinance, the developer shall record the plat of consolidation with the Recorder of McHenry County within three months of approval by the Village Board.
9. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
10. No building plans or permits are approved as part of this submittal.
11. No sign permits are approved as part of this submittal.

John Wojtila, Senior Development Manager at Zarembo Group representing Jewel Osco, addressed the Plan Commission, thanked them for their consideration of the request and introduced the other members of their team in attendance.

Chairman Kibort asked if there were any members of the public that wished to speak on the matter. There were none.

Commissioner Darci Chandler noted that she had no questions or concerns regarding the development, noting that issues with the project previously discussed have been addressed.

Commissioner Hahn noted that while he appreciates the proposed landscape improvements associated with the Jewel Osco development, he noted concerns with the design of the internal roadways and with how trucks will enter/exit the commercial subdivision. Referring to the PUD Plan for the subdivision, Commissioner Hahn suggested that the easternmost access drive from Reed Road, providing access to the rear of the Jewel Osco building, could potentially continue north to connect with Rainsford Drive in the future, perhaps when the lot north of the Jewel site is developed.

Director Nordman noted that the Preliminary Planned Unit Development (PUD Plan) includes the easternmost access drive indirectly connecting to Rainsford Drive and that the PUD Plan review/approval anticipated the development of the Jewel lot, lot to the north and overall development of the commercial subdivision.

Commissioner Hahn suggested connecting the service road at the center of the subdivision from the right-in/right-out at Route 47 through to the rear, easternmost north-south drive aisle.

David Hene, Senior Real Estate Manager with Jewel Osco, addressed the Plan Commission and expressed his belief that the proposed traffic plan for the site provides the most efficient design given that it maintains separation between truck delivery traffic and customer vehicles.

Chairman Kibort stated that he appreciated the addition of windows on the south (Reed Road-facing) elevation, the use of LED parking lot lights and noted that he shares the concerns about separation of truck traffic and

customer vehicles and that delivery trucks should be discouraged from utilizing the right-in/right-out Route 47 service road at the center of the site.

5 Commissioner Nichols expressed that she is happy with the proposed building’s architecture and noted that she shares the concerns expressed about separation of truck traffic and customer vehicles.

10 Commissioner Robert Chandler reiterated Commissioner Nichol’s comments, noting that he likes the proposed design of the building. He stated he prefers the separation proposed between customer vehicles moving in/out and within the site from delivery and semi-truck traffic.

Ms. Arvanites, 11409 Reed Road resident, stated she was not previously sworn in. Chairman Kibort swore in Ms. Arvanites.

15 Ms. Arvanites noted her concerns about vehicles turning around in the westernmost entrance to the Reed Road frontage road. Additionally, Ms. Arvanites expressed her belief that the design of the “shared” turn lanes adjacent to the eastern access to the Reed Road frontage road (south of the Reed Road/Jamestown Road intersection) creates a dangerous situation for vehicles entering/exiting the frontage road as well as for those vehicles moving passed that intersection.

20 **A MOTION was made to close the public hearing for Petition No. 18-2.1.**

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

30 **A MOTION was made to recommend approval of Petition No. 18-2.1, Jewel Osco / New Albertsons, Inc., petitioner, and Huntington National Bank, owner, Lot 1, Rosati’s Resubdivision (generally located at the northeast corner of Route 47 and Reed Road) – Request is for approval of a Final Plat of Subdivision and Final Planned Unit Development, including any necessary relief, to accommodate a Jewel Osco 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.**
 2. **The petitioners 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, including the existing landscaping north of Reed Road.**
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6. In accordance with the Zoning Ordinance, all ground and roof-top mounted equipment shall be fully screened to a height six (6") inches above such equipment.
7. The mill and overlay of the north/south access drive adjacent to Lot 2 shall be completed at the time Lot 2 or Lot 4 is developed, whichever occurs first.
8. In accordance with Section 155.221(A)(6) of the Subdivision Ordinance, the developer shall record the plat of consolidation with the Recorder of McHenry County within three months of approval by the Village Board.
9. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
10. No building plans or permits are approved as part of this submittal.
11. No sign permits are approved as part of this submittal.

MOVED: Commissioner Darci Chandler

SECONDED: Commissioner Nichols

AYES: Commissioners Darci Chandler, Nichols, Robert Chandler, and Chairman Kibort

NAYS: Commissioner Hahn and Vice Chair Ellison

ABSTAIN: None

MOTION CARRIED 4:2:0

- B. Petition No. 18-2.2, Principal Construction Corp., as petitioner, and General RV, as owner, 14000 Automall Drive (Lot 1 of General RV Plat of Consolidation and Part of Lot 3 First Resubdivision of Unit No 1) - Request to consider (i) a Final Plat of Subdivision (Consolidation); (ii) Amended Special Use Permit for Recreational Vehicle Sales; and (iii) Site Plan Review, including any necessary relief 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.

Planner Williams reviewed a PowerPoint presentation outlining the request from General RV to consolidate the existing General RV site with the tracts to the east to accommodate expansion of the recreational vehicles sales facility and site.

Introduction

Planner Williams stated that General RV is a recreational vehicle dealership selling products ranging from small pop-up campers to large motor homes which originally developed on an ±8.28 acre site along the south and east side of Automall Drive in 2010 and expanded to include a ±4.57 acre tract to the north in 2013. Planner Williams noted that the original development included a ±33,280 square foot showroom/maintenance building with 58 parking stalls for customers and employees and 150 parking stalls for recreational vehicles. The 2010 expansion included a 13,240 square foot, 10-bay recreational vehicle service building with office space, restrooms and an additional 42 standard parking stalls and 92 parking stalls for recreational vehicles.

Planner Williams explained that a Plat of Consolidation is required to accommodate adding the property to the east that was formerly a portion of the Huntley Outlet Mall site and that underlying C-2 Regional Retail-zoning for all tracts under consideration require an amended Special Use Permit for recreational vehicle sales. Additionally, Planner Williams noted that similar with previous phases of the General RV development, Site Plan Review is required for the proposed expansion of the General RV development to the east which includes construction of a parking area for recreational vehicle inventory and associated site improvements.

Finally, future proposed building additions to existing General RV buildings are not under consideration at this time with any future building additions requiring separate applications for Amended Special Use Permit(s) and Site Plan Review(s).

Plat of Consolidation

Planner Williams reviewed the petitioner's request to consolidate the existing Lot 1 General Plat of Consolidation

(initial General RV development and 2013 expansion) with Part of Lot 3 First Resubdivision of Unit No. 1 Huntley (the west portion of the former Huntley Outlet tract) resulting in the following:

Lot 1A	Stormwater Detention	±2.27 Acres
Lot 1B	General RV Original development, 2013 expansion and latest proposed expansion	±17.85 Acres
General RV Total Resulting Acreage		±20.12 Acres
Lot 1C	Remainder of Lot 3 First Resubdivision of Unit No. 1 (western portion of former Huntley Outlet Mall site)	±34.03 Acres

5 Lot 1A, the 2.27-acre stormwater detention portion of the site, with 155.08 feet of frontage along Freeman Road, requires relief of 12.73 acres from the fifteen (15) acre minimum and 444.92 feet from the 600-foot minimum frontage required in the C-2 Regional Retail District.

Special Use Permit

10 Planner Williams reiterated that as with previous General RV phases and in accordance with the C-2 Regional Retail zoning district, recreational vehicle sales and service is allowed as a special use. Accordingly, the petitioner received approval for a special use permit per VOH Ordinance 2010-09.48, approved September 9, 2010, to allow the initial General RV facility, subsequently an amended Special Use Permit was approved per
 15 Ordinance 2013-06.38 and now another amended special use permit is required to accommodate this latest General RV expansion.

The Village’s Zoning Ordinance provides the general standards the Plan Commission must consider when reviewing an application for a special use permit. No special use permit shall be recommended or granted unless it can be established that the following standards are met:

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(a) *Code and Plan Purposes.* The proposed use and development will be in harmony with the general and specific purposes for which this Code was enacted and for which the regulations of the district in question were established and with the general purpose and intent of the Official Comprehensive Plan.

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(b) *No Undue Adverse Impact.* The proposed use, drainage and development will not have a substantial or undue adverse effect upon adjacent property, the character of the area or the public health, safety and general welfare.

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(c) *No Undue Interference with Surrounding Development.* The proposed use and development will be constructed, arranged and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable district regulations.

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(d) *Adequate Public Facilities.* The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools, or the applicant will provide adequately for such services.

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(e) *No Undue Traffic Congestion.* The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential street.

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(f) *No Undue Destruction of Significant Features.* The proposed use and development will not result in the destruction, loss or damage of natural, scenic and historic feature of significant importance.

(g) *Compliance with Standards.* The proposed use and development complies with any additional standards imposed on it by the particular provision of the Zoning Code authorizing such use.

Site Plan and Parking

Planner Williams stated that the site plan for the currently proposed General RV expansion entails construction of an eighty-eight (88) space parking area and associated landscaping improvements adjacent to the south east and east of the existing site. The proposed parking area stalls are designed to accommodate recreational vehicle inventory with widths of eighteen (18') feet and stall-depths of thirty-five (35') feet or forty-two (42') feet. Drive-aisle widths range between twenty-five (25') feet and thirty-five (35') feet. Planner Williams noted that the expanded parking area will be bordered by the same five (5') black-coated fence currently installed along the perimeter of the site.

Landscaping

Planner Williams noted that the proposed landscaping plan for the General RV site includes removal of existing trees along the General RV eastern property line and installation of seventeen (17) Redmond Linden trees along the proposed "new" eastern property line and establishing turf along the area north of the parking area expansion.

Lighting

Lighting for the proposed General RV expansion includes 24'-6" pole mounted fixtures similar to lighting fixtures used on other portions of the site. Planner Williams pointed out that the Zoning Ordinance requires a minimum 2.0 foot-candle average for parking areas and no more than 0.5 foot-candles along the property line and Staff will coordinate with the petitioner to insure these requirements are met.

Relief Required

The proposed plat of resubdivision requires the following relief:

1. The proposed Plat of Consolidation includes the 2.27-acre, Lot 1A, stormwater detention portion of the site requires relief of 12.73 acres from the fifteen (15) acre minimum and 444.92 feet from the 600-foot minimum frontage required in the C-2 Regional Retail District.

The proposed site plan requires the following element of relief:

1. Per Huntley Zoning Ordinance Section 156.106 (C)(7) parking areas are to be bordered by a six (6") inch curb, therefore, relief is required for the proposed uncurbed portion of RV storage/display area. Similar relief was approved for the RV storage/display area when the initial phase of the General RV site was developed and subsequently expanded in 2013.

REQUESTED ACTION

Planner Williams concluded the PowerPoint presentation outlining the request by stating that the petitioner requests a motion of the Plan Commission, to recommend approval of Petition No. 18-2.2, Principal Construction Corp., as petitioner, and General RV, as owner, 14000 Automall Drive (Lot 1 of General RV Plat of Consolidation and Part of Lot 3 First Resubdivision of Unit No 1) - Request to consider (i) a Final Plat of Subdivision (Consolidation); (ii) Amended Special Use Permit for Recreational Vehicle Sales; and (iii) Site Plan Review, including any necessary relief 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 petitioners 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. The petitioner shall obtain final approval of the Lighting Plan from the Development Services Department.
6. All permanent and seasonal plantings must be replaced immediately upon decline.
7. In accordance with Section 155.221(A)(6) of the Subdivision Ordinance, the developer shall record the plat of consolidation with the Recorder of Kane County within three months of approval by the Village Board.
8. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
9. The expanded parking area shall be bordered by the black-coated fence installed along the existing parking area.
10. Employees shall not park on Automall Drive; Employee parking shall be accommodated on the General RV site.
11. No building plans or permits are approved as part of this submittal.
12. No sign permits are approved as part of this submittal.

A MOTION was made to open the public hearing to consider Petition No. 18-2.2.

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
MOTION CARRIED 6:0:0

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, Director of Development Services, Village of Huntley
 James Williams, Planner, Village of Huntley
 Mike Long, Principal Construction Corp., 9450 Bryn Mawr – Suite 765, Rosemont, IL 60018

Mr. Long addressed the Plan Commission, thanked them for their consideration of the request and acknowledged that building additions to the existing General RV buildings will require separate applications for Amended Special Use Permit(s) and Site Plan Review(s).

No members of the public wished to speak in favor or opposition to the petitioner’s request.

Chairman Kibort asked for confirmation that the stormwater detention is adequate within the proposed Lot 1A and Mr. Long confirmed that the stormwater detention is sufficiently designed for the requirements of the General RV site.

Commissioner Darci Chandler stated that she is comfortable with the petitioner’s request.

Vice Chair Ellison stated that she takes exception with the condition of approval stipulating General RV employees should not park on Automall Drive and believed the condition should be removed.

Director Nordman offered that the Plan Commission could elect to remove the condition and stated that the condition discouraging employee parking on Automall Drive had been previously applied to General RV's last petition request.

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Chairman Kibort asked what the schedule was for increasing the size of the General RV buildings and Mr. Long stated that the schedule is based on the economy and whether the market can accommodate that size of an investment.

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Commissioner Nichols stated that a recent visit to the General RV site found customer parking to be insufficient and Mr. Long noted that the proposed expansion to accommodate recreational vehicle inventory may help to alleviate the need for customer parking.

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Commissioner Robert Chandler expressed similar experience with visiting the site and not being able to park and he asked if existing parking on the site met the Village's requirements.

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Director Nordman noted that while the existing General RV parking accommodations are code compliant, the fluctuations in the recreational vehicle inventory and where the inventory is stored may result in a deficit of customer parking on certain days and at certain times.

Mr. Long reiterated his hope that the proposed expansion will improve the availability of customer parking.

A MOTION was made to close the public hearing for Petition No. 18-2.2.

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MOVED: Commissioner Robert Chandler

SECONDED: Commissioner Hahn

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

NAYS: None

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ABSTAIN: None

MOTION CARRIED 6:0:0

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A MOTION was made to recommend approval of Petition No. 18-2.2, Principal Construction Corp., as petitioner, and General RV, as owner, 14000 Automall Drive (Lot 1 of General RV Plat of Consolidation and Part of Lot 3 First Resubdivision of Unit No 1) - Request to consider (i) a Final Plat of Subdivision (Consolidation); (ii) Amended Special Use Permit for Recreational Vehicle Sales; and (iii) Site Plan Review, including any necessary relief 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 petitioners will comply with all final engineering revisions to be approved by the Village Engineer and Development Services Department.

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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. The petitioner shall obtain final approval of the Lighting Plan from the Development Services Department.
6. All permanent and seasonal plantings must be replaced immediately upon decline.
7. In accordance with Section 155.221(A)(6) of the Subdivision Ordinance, the developer shall record the plat of consolidation with the Recorder of Kane County within three months of approval by the Village Board.
8. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
9. The expanded parking area shall be bordered by the black-coated fence installed along the existing parking area.
10. No building plans or permits are approved as part of this submittal.
11. 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

7. Discussion

Director Nordman stated that currently there are no items requiring scheduling of the next February 26, 2018 meeting.

8. Adjournment

At 7:54 pm, a MOTION was made to adjourn the February 12, 2018 Plan Commission meeting.

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

Respectfully submitted,

James Williams

Planner
Village of Huntley