

VILLAGE OF HUNTLEY
PLAN COMMISSION MEETING
Monday, March 26, 2018
MINUTES

5

CALL TO ORDER

Chairman Tom Kibort called to order the Village of Huntley Plan Commission meeting for March 26, 2018 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

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PLAN

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

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COMMISSIONERS

ABSENT: Commissioners Lori Nichols and Robert Chandler

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

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4. Public Comments None.

5. Approval of Minutes

A. Approval of the February 12, 2018 Plan Commission Meeting Minutes

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A MOTION was made to approve the February 12, 2018 Plan Commission Meeting Minutes with the following correction:

Page 7, Line 43, replace “Vice Chair Ellison” with “Commissioner Hahn”

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MOVED: Vice Chair Ellison

SECONDED: Commissioner Darci Chandler

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

NAYS: None

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ABSTAIN: Commissioner DeBaltz

MOTION CARRIED 4:0:1

6. Public Hearing(s)

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A. Petition No. 18-3.1, Sew Hop'd Brewery, as petitioner, and Union Special LLC, as owner, 1 Union Special Plaza - Request to consider (i) a Text Amendment to the Village of Huntley Zoning Ordinance Section 156.045 “M” Manufacturing District to add “Microbrewery, winery” as a Special Use; (ii) a Special Use Permit for a Microbrewery in the “M” Manufacturing District; and (iii) Site Plan Review, including any relief as may be necessary to allow for development pursuant to the requirements of Section 156.068 and Section 156.204 of the Huntley Zoning Ordinance.

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Introduction

Planner Williams reviewed a PowerPoint presentation outlining the request from Union Special LLC and Sew Hop'd Brewery for the proposed installation of a ±2,700 square foot (the subject lease space includes a 830 square foot mezzanine area) microbrewery and outdoor seating area at the southeast corner of the Union Special facility near the intersection of Union Special Plaza and Borden Street. Planner Williams noted that in addition to the production of craft beer, operations include tastings in the taproom and outdoor patio (80 seats inside with between 30 to 40 seats outside), as well as the distribution of beer to local restaurants. Planner Williams also noted that the anticipated days and hours of operation for the microbrewery are as follows:

- 10 Tuesday through Thursday: 4:00 to 10:00 p.m.
- Friday: 4:00 to 11:00 p.m.
- Saturday: 12:00 to 11:00 p.m.
- Sunday: 12:00 to 9:00 p.m.

15 Planner Williams stated that parking for the facility will be accommodated within the existing Union Special parking areas to the south and east of the proposed microbrewery.

Planner Williams also noted that in order to accommodate the use within the "M" Manufacturing District a text amendment to the Zoning Ordinance is required to include Microbrewery as a Special Use, as well as the subsequent review of the Special Use Permit application and Site Plan Review for the proposed exterior improvements for the brewery.

Staff Analysis

Planner Williams reviewed that the existing Zoning Ordinance includes *microbrewery, winery* as a Permitted Use in the "ORI" Office, Research and Industrial district, but does not accommodate this use as a Permitted or Special Use in any other zoning district. Therefore, the petitioner is requesting to amend the Zoning Ordinance to allow *microbrewery, winery* as a Special Use within the "M" Manufacturing District in order to accommodate the request for the microbrewery within the Union Special facility.

Standards for Amendments

Planner Williams pointed out that the Huntley Zoning Ordinance Section 156.211 Amendments specifies that the procedure for considering proposed changes to the zoning code text including (E) *Standards for Amendments* whereby the decision of whether a proposed amendment should be granted or denied is weighed against whether or not the public good demands or requires the amendment to be made. The business plan prepared and submitted as part of the Sew Hop'd Microbrewery development application serves to demonstrate the public good offered by the proposed development not currently accommodated under the existing Zoning Ordinance.

Special Use Permit

Planner Williams stated that when reviewing a Special Use Permit, the Plan Commission must consider the standards identified in Section 156.068(E) of the Zoning Ordinance. No Special Use Permit shall be recommended or granted pursuant to Section 156.068(E) unless the applicant establishes the following:

- (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.
- (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.

(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.

5 (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.

10 (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.

(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.

15 (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.

20 Planner Williams added the packet outlining the Sew Hop'd Brewery project included the petitioners' responses to the Special Use Permit Standards.

Site Plan and Parking

25 Planner Williams provided an overview of the required parking for the project noting that the Sew Hop'd Brewery proposes seating for ±120 customers (80 inside with ±40 patio seats), requiring 0.3 parking spaces per seat or thirty-six (36) total parking stalls. Planner Williams stated that the parking area adjacent to the south of the proposed taproom includes sixty-six (66) parking stalls with approximately 270 additional parking stalls in the parking area to the east. The property owner intends to repair, seal coat and restripe the parking lots and construct new sidewalks providing access to the brewery.

30 Planner Williams described the proposed brewery outdoor seating area noting it will be approximately 900 square feet located at the base of the chimney at the southeast corner of the facility, bordered by a decorative fence with piers and screened by two (2) ornamental trees adjacent to the east with two (2) additional trees proposed along the south side of the site adjacent to the entryway to the brewery/taproom.

Building Elevations

35 The proposed exterior improvements to the Union Special facility include construction of the main entry doorway to the brewery as well as reconstruction of the three (3) window openings, currently filled with glass block/cantilevered vents, along the building's southern elevation with two (2) casement-style windows and another doorway near the southeast corner of the brewery/taproom. The curved pediment architectural-detail above each of the existing window openings will be kept as well as added above the proposed main brewery doorway.

REQUESTED ACTION

45 Planner Williams concluded the PowerPoint presentation outlining the petitioners' request for a motion of the Plan Commission, to recommend approval of Petition No. 18-3.1, Sew Hop'd Brewery, as petitioner, and Union Special LLC, as owner, 1 Union Special Plaza, - Request to consider (i) a Text Amendment to the Village of Huntley Zoning Ordinance Section 156.045 "M" Manufacturing District to add "Microbrewery, winery" as a Special Use; (ii) a Special Use Permit for a Microbrewery in the "M" Manufacturing District; and (iii) Site Plan Review, including any relief as may be necessary to allow for development pursuant to the requirements of Section 156.068 and 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:

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. 18-3.1.

MOVED: Commissioner Hahn

SECONDED: Vice Chair Ellison

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

NAYS: None

ABSTAIN: None

MOTION CARRIED 5:0:0

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

Charles Nordman, Director of Development Services, Village of Huntley
James Williams, Planner, Village of Huntley
Terence Hitpas, Union Special LLC, 1 Union Special Plaza, Huntley, IL 60142
Larry Farrenkopf, Architects 127 and Assocs, Inc., 5625 Chesapeake Drive, McHenry, IL 60050

Terence Hitpas addressed the Plan Commission, thanked them for their consideration of the request and noted he had no additional comments.

Chairman Kibort noted that there were no members of the public in attendance wishing to speak in favor or in opposition to the proposed request.

Commissioner Darci Chandler stated that in light of no members of the public in opposition to the request and given the planned improvements to the building exterior and parking lot she was in favor of the request.

Commissioner Hahn similarly noted that he was in favor the petitioners' request particularly given the proposed site improvements to the subject building and site.

Vice Chair Ellison asked the petitioner if the Sew Hop's signage included any lighting and Mr. Hitpas responded that some back-lighting may be incorporated into the signage design.

Vice Chair Ellison added that while she is very supportive of the request she believes removal of the glass block windows along the building south elevation would deprive the building of its historic character. Additionally, Vice Chair Ellison noted that the Village should accommodate flexibility regarding the brewery's days and hours of operation.

Director Nordman noted that operation of the facility will be addressed through the liquor license approval process.

Discussion ensued about the design of the building exterior and potential use of the existing glass block.

Chairman Kibort suggested the possibility of the reuse of the glass block by incorporating it into the design of the brewery/taproom’s interior.

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Commissioner DeBaltz stated that she is supportive of the petitioners’ request, but asked if the proposed repairs and striping included the entire parking area.

Mr. Hitpas noted that improvements were slated for all parking areas and that there had been some discussion of redesigning the lots to increase the amount of the green space.

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Chairman Kibort asked where the proposed location of the monument would be and Mr. Hitpas stated that they hoped to find a suitable location adjacent to Route 47.

15 **A MOTION was made to close the public hearing for Petition No. 18-3.1.**

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

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25 **A MOTION was made to recommend approval of Petition No. 18-3.1, Sew Hop’d Brewery, as petitioner, and Union Special LLC, as owner, 1 Union Special Plaza, - Request to consider (i) a Text Amendment to the Village of Huntley Zoning Ordinance Section 156.045 “M” Manufacturing District to add “Microbrewery, winery” as a Special Use; (ii) a Special Use Permit for a Microbrewery in the “M” Manufacturing District; and (iii) Site Plan Review, including any relief as may be necessary to allow for development pursuant to the requirements of Section 156.068 and Section 156.204 of the Huntley Zoning Ordinance.**

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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 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.

35

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

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7. Discussion

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Director Nordman stated that there are currently no items slated to require scheduling of the next meeting on April 9, 2018.

8. Adjournment

At 7:03 pm, a MOTION was made to adjourn the March 26, 2018 Plan Commission meeting.

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

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

Respectfully submitted,

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James Williams
Planner
Village of Huntley