

VILLAGE OF HUNTLEY
PLAN COMMISSION MEETING
Monday, October 8, 2018
MINUTES

5

CALL TO ORDER

Chairman Tom Kibort called to order the Village of Huntley Plan Commission meeting for October 8, 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, Lori Nichols, Robert Chandler, Vice Chair Dawn Ellison and Chairman Tom Kibort

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COMMISSIONERS

ABSENT: Commissioner Terra DeBaltz

ALSO PRESENT: Director of Development Services Charles Nordman

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4. Public Comments None.

5. Approval of Minutes

A. Approval of the September 10, 2018 Plan Commission Meeting Minutes

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A MOTION was made to approve the September 10, 2018 Plan Commission Meeting Minutes as written.

MOVED: Commissioner Nichols

SECONDED: Commissioner Darci Chandler

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

NAYS: None

ABSTAIN: Vice Chair Ellison

MOTION CARRIED 5:0:1

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6. Public Hearing(s)

B. Petition No. 18-9.4, Huntley 47 LLC, Petitioner/Owner, 12372 Princeton Drive, Request is for approval of (i) a Special Use Permit for a Restaurant (Beef Shack) with a Drive-Through and (ii) Site Plan Review in the "C-2 PDD" Regional Retail – Planned Development District.

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Development Summary

Director Nordman reviewed a PowerPoint presentation outlining the request from Huntley 47 LLC, petitioner, for a Special Use Permit for a drive-through on behalf of the Beef Shack restaurant slated to occupy the ±1,483 square foot southern end-cap tenant space at 12372 Princeton Drive within the existing multi-tenant building currently occupied by Athletico physical therapy and Mattress Firm. The subject ±1.92-acre Lot 6A, Regency Square – Unit 1 is zoned "C-2" Regional Retail District.

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Director Nordman pointed out that in addition to the Beef Shack restaurant drive-through lane, modest alterations to the south elevation of the existing building are necessary to install the menu order board, pick-up window and reconfigured landscaping.

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Staff Analysis

Director Nordman reviewed the development history of the subject property noting that the existing ±8,080 square foot multi-tenant building was approved by the Village Board on October 9, 2014 (Ordinance No. 2014-10.46). The southernmost tenant space was originally proposed to have a drive-through restaurant; however, the Special Use Permit was not approved because there was no specific user identified for the drive-through at that time. In addition to the drive-through lane, the proposed Beef Shack restaurant will have seating for twenty-seven (27) and stacking for ten (10) vehicles within the drive-through lane which exceeds the five (5) vehicle minimum required by the Regency Square Development Guidelines.

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Director Nordman noted that Staff has requested the petitioner emphasize the drive-through entrance (near the southwest corner of the building) by extending the striping to the north, along the rear of the subject building. Director Nordman pointed out that the striping will both emphasize the drive-through lane while also not impeding access to the rear entrances of the two (2) other tenant spaces.

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Director Nordman reviewed photos of the existing building elevations of the three-tenant space, including the southern end of the building where the drive-through service window will be installed and the rear, west-facing, elevation where the drive-through vehicle stacking will be accommodated.

Parking

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Director Nordman stated the site’s existing parking was constructed anticipating a restaurant in the subject tenant space and therefore constructed a sixty-four (64) stall parking lot, including there (3) accessible loading/parking spaces. The existing parking area allowed cross-access to the existing development to the south (7-11 / multi-tenant strip center), a single point of access from Princeton Drive and two (2) access drives from Langston Drive. The rear (west) access drive from Langston accommodates one-way traffic circulation south toward the proposed drive-through restaurant lane entrance. The following table summarizes the site’s parking requirements:

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	BLDG. AREA	REQUIRED SPACES	PROVIDED SPACES
12360 and 12364 Princeton Dr. - Tenant Spaces	6,247 sf	28 (Medical Use / Retail)	--
12372 Princeton Dr. - Restaurant with Drive-Thru	1,483 sf	9 (Restaurant)	--
Total	7,730 sf	37	64

Landscaping

The installation of the proposed drive-through lane necessitates removal of the existing landscaping along the south elevation of the subject building and replacement of this plant material with shrubs, ornamental grasses and ground cover along the building foundation and between drive-through lane and the parking area to the south.

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Director Nordman noted there is no fence proposed along the north side of the drive-through exit (near the southwest corner of the building) given the minimal likelihood of pedestrians crossing the drive-through lane given that the parking is provided directly to the east.

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Lighting

Director Nordman pointed out that the site lighting for the proposed restaurant drive-through is relatively limited and include the addition of wall packs along the south elevation of the building.

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Signage

In addition to the three (3) existing multi-tenant monument signs (adjacent to Route 47, near easternmost Langston Drive access and that the southwest corner of the site) accommodating all three tenants, there is a single “Beef Shack Drive-Thru” directional sign proposed at the northwest corner of the site. Director Nordman noted the single directional sign is required to be no greater than six (6) square feet, no more than three (3’) feet tall and must include a masonry base matching the principal structure.

Lastly, Director Nordman stated there are two (2) proposed wall signs will be located on the Route 47 (east) and Princeton Drive (west) elevations of the tenant space, similar to other tenant signage on the building.

Special Use Permits – Standards for Special Use Permits

Director Nordman 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 and that 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.
- (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.
- (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.
- (g) *Compliance with Standards.* The proposed use and development complies with all additional standards imposed on it by the particular provision of this Code authorizing such use.

Director Nordman noted that the packet included the petitioner’s responses to the Special Use Permit Standards.

Requested Action

Director Nordman concluded the PowerPoint presentation stating the petitioner request a motion of the Plan Commission, to recommend approval of Petition No. 18-9.4, Huntley 47 LLC, Petitioner/Owner, 12372 Princeton Drive, (i) a Special Use Permit for a Restaurant (Beef Shack) with a Drive-Through and (ii) Site Plan Review in the “C-2 PDD” Regional Retail – Planned Development District.

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 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 petitioner shall obtain final approval of the Landscape Plan from the Development Services Department.
4. The directional signage shall include a masonry base matching the principal structure.
5. The drive-through striping shall be extended north to clearly delineate the drive-through lane.
- 5 6. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
7. No building plans or permits are approved as part of this submittal.
8. No sign permits are approved as part of this submittal.

10 Director Nordman pointed out that all requirements for the public hearing were met including notice published in newspaper, a sign posted on the subject property and notices sent to property owners within 250 feet.

A MOTION was made to open the public hearing to consider Petition No. 18-9.4.

15 **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
20 **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:

25 Charles Nordman, Director of Development Services, Village of Huntley
Spiro Douvris, 1922 South Wabash, Chicago, IL 60616
Paul Sheridan, Partner, Hamilton Partners, Inc., 300 Park Blvd., Suite 201, Itasca, IL 60143

30 Mr. Douvris, Beef Shack franchise owner, addressed the Plan Commission and stated that there are currently four (4) locations and they intend to open another five (5) locations over the next six (6) months and another ten (10) locations next year. Mr. Douvris pointed out that the drive-through represents approximately 45 percent of their sales and operates very quickly given that the Beef Shack menu includes only six (6) items. The restaurant will be opened daily between 11 a.m. through 9 p.m., offer delivery and expected sales of approximately \$25,000 per week.
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No members of the public offered testimony in favor of or in opposition to the proposed request.

40 Commissioner Darci Chandler stated that she did not have any concerns about the request particularly given that the original design of the building had anticipated that a restaurant would occupy the subject tenant space.

Commissioner Hahn noted his concern that the design of the drive-through lane is sufficient to handle larger vehicles such as pick-up trucks and landscaping planted along the drive aisles are salt-tolerant.

45 Mr. Sheridan agreed run an auto-turn exhibit to confirm larger vehicles will be able to negotiate the proposed drive-through lane.

Chairman Kibort suggested incorporating cobblestones into the landscape design particularly adjacent to the dumpster enclosure.

Vice Chair Ellison noted that she was familiar with the St. Charles' Beef Shack location and believed that site had an insufficient number of parking spaces, therefore, she is supportive of the petitioner's request for the Huntley-location particularly given that it has more than enough parking.

5 Commissioner Nichols did not have any questions or concerns with the proposed request.

Commissioner Chandler stated that he was comfortable with the request and pointed out that he believed that the width of the proposed drive-through may in fact be wider than other drive-through restaurants in the area.

10 **A MOTION was made to close the public hearing to consider Petition No. 18-9.4.**

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

20 **A MOTION was made to recommend approval of Petition No. 18-9.4, Huntley 47 LLC, Petitioner/Owner, 12372 Princeton Drive, Request is for approval of (i) a Special Use Permit for a Restaurant (Beef Shack) with a Drive-Through and (ii) Site Plan Review in the "C-2 PDD" Regional Retail – Planned Development District, subject to the following conditions of approval:**

- 25 1. All public improvements and site development must occur in full compliance with the submitted plans and all other applicable Village Municipal Services (Engineering, Public Works, Planning and Building) site design standards, practices and permit requirements.
- 30 2. The petitioners will comply with all final engineering revisions to be approved by the Village Engineer and Development Services Department.
3. The petitioner shall obtain final approval of the Landscape Plan from the Development Services Department.
4. The directional signage shall include a masonry base matching the principal structure.
5. The drive-through striping shall be extended north to clearly delineate the drive-through lane.
- 35 6. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
7. No building plans or permits are approved as part of this submittal.
8. No sign permits are approved as part of this submittal.

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

- 45 C. Petition No. 18-10.1, TEQ LLC, petitioner/owner, 11320 Main Street, Request is for approval of (i) a Final Plat of Subdivision (Consolidation) and (ii) Site Plan Review for a ±46,800 square foot addition, including any necessary relief in accordance with the site plan that has been submitted to, and is on file with, the Village of Huntley.
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Development Summary

5 Director Nordman reviewed a PowerPoint presentation outlining the request from the petitioner, TEQ LLC, for (i) a Final Plat of Subdivision (Consolidation) for the subject property’s seven (7) parcels and (ii) Site Plan Review, including any necessary relief, to accommodate the proposed ±46,800 square foot manufacturing / warehouse addition to the existing ±84,000 square foot office-manufacturing-warehouse facility which is located on the 6.06-acre “M” Manufacturing-zoned site at the northwest corner of Main Street and Bakley Street.

Plat of Consolidation

10 Director Nordman reviewed the proposed final plat of subdivision serving to consolidate the seven (7) parcels that constitute the subject development, currently divided between Bakley’s 9th (Lots 1 through 3) and 10th Additions (Lots 1 through 3 and Lot 9) into the ±6.06-acre TEQ Plat of Consolidation.

Director Nordman noted that the resulting Plat of Consolidation meets the minimum lot area (20,000 square feet) and minimum lot width (100 feet) required in the “M” Manufacturing District.

15 *Site Plan Review*

Director Nordman stated that the proposed ±46,800 square foot warehouse addition will extend north from the existing building and include two (2) additional loading dock bays and an overhead door on the north elevation (adjacent to Kiley Drive) of the addition. Director Nordman pointed out that the addition will maintain the same setback (19.84') from Bakley Street as the existing building and that the northwest corner of the proposed addition will be setback 20.1' from the property line adjacent to the Kiley Drive, thereby requiring 9.9' relief from the thirty (30') foot setback requirement.

25 Director Nordman stated that in order to comply with the Kane County Stormwater Management Ordinance, the building addition for TEQ will require stormwater detention. Detention is required whenever there is an increase in the total impervious area in excess of 25,000 square feet. The existing Village of Huntley owned detention basin west of the TEQ property/north of Main Street provides stormwater management for the adjacent business park and could be modified to account for the additional volume required. However, Director Nordman pointed out that it has been recommended that the owner pay a fee in-lieu-of modifying the existing basin thus allowing the Village to better address the capacity of the basin or other detention basins to better address the needs of the area. In doing so, Director Nordman stated, there will be no change to the current drainage pattern and the additional stormwater runoff from the proposed building addition will not have an impact on the adjacent properties or right-of-way and will be in conformance to Section 155.132 of the Village Code.

Parking

35 Director Nordman reviewed that the reconfiguration of the parking for the site includes the modification of parking islands to allow truck turning movements near the two new loading docks. Also, Director Nordman noted that nine (9) parking spaces will be added along the west elevation of the building addition. The proposed and required parking for the existing facility and warehouse addition is as follows:

	REQUIRED RATIO	SQUARE FOOTAGE	REQUIRED
OFFICE – FIRST PHASE	4.0 / 1,000 SQ. FT.	4,000	16
WAREHOUSE/MANUFACTURING - EXISTING	1.0 / 1,000 SQ. FT.	80,000	80
WAREHOUSE - ADDITION	1.0 / 1,000 SQ. FT.	46,800	47
		TOTAL REQUIRED	143
		TOTAL PROVIDED	167

40 *Building Elevations*

The proposed addition will be 45 feet in height (the existing building is approximately 20 feet in height) and will utilize the same insulated steel wall panels to match the existing facility along the east (facing Bakley Street),

north (facing Kiley Drive) and west (facing the site interior) elevations, with the exception that the north elevation will include seven (7) feet of face brick above grade. Therefore, Director Nordman pointed out that the proposed building elevations will require relief from the Zoning Ordinance Section 156.089 Architecture, requiring masonry, stone, concrete panels or glass for exterior materials for elevations facing a street.

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Landscaping

Director Nordman stated that the proposed site landscaping includes foundation plantings along the Bakley Street-facing elevation, shrub plantings along the nine (9) parking spaces added on the west side of the building as well tree plantings that include six (6) Honey Locust, four (4) Red Maple, and four (4) Eastern White Pine and a single Red Oak along the north and east building elevations.

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Required Relief

Director Nordman provided an overview of the relief necessary to accommodate the proposed site plan which includes the following:

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1. Relief of 9.9' from the Zoning Ordinance, Section 156.045 (C)(3) thirty (30) foot building setback requirement for the proposed building addition at the northwest corner adjacent to the Kiley Drive cul-de-sac.
2. Relief of 0.16' from the Zoning Ordinance, Section 156.045 (C)(3) twenty (20) foot building setback required for the proposed building adjacent to Bakley Drive.
3. Relief from the Zoning Ordinance Section 156.089 Architecture for exterior building materials.

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Standards for Site Plan Review

Director Nordman referred to the following standards the Plan Commission shall consider in order to recommend approval of the submitted site plan:

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- (a) The application must be complete in specified particulars and shall not contain or reveal violations of this Code or other applicable regulations that the applicant has, after written request, failed or refused to supply or correct.
- (b) Applications submitted in connection with another application, the approval of which is a condition precedent to the necessity for site plan review, must be approved prior to or concurrent with the site plan permit review.
- (c) Site plans shall adequately meet specified standards required by this Code with respect to the proposed use or development, including special use standards where applicable.
- (d) Site plans shall equitably accommodate easements or rights-of-way.
- (e) Proposed site plan shall not be unreasonably injurious or detrimental to the use and enjoyment of surrounding property.
- (f) Proposed site plan shall not create undue traffic congestion or hazards in the public streets and circulation elements of the proposed site plan shall not unreasonably create hazards to safety on- or off-site or disjointed or inefficient pedestrian or vehicular circulation paths on- or off-site.
- (g) Requisite screening elements shall provide adequate shielding from or for nearby uses.
- (h) Drainage and erosion issues shall be addressed to fully and satisfactorily integrate the site into the overall existing and planned drainage system serving the Village.

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(i) The proposed site plan shall not place unwarranted or unreasonable burden upon the specified utility systems serving the site or area or fail to fully and satisfactorily integrate site utilities into the overall existing planned utility system serving the Village.

5 (j) The proposed site plan shall not adversely affect the public health, safety, or general welfare.

Village Board Conceptual Review

10 Director Nordman stated that the Village Board conceptually reviewed the proposed site plan and building elevations for the ±46,800 square foot building addition at their meeting on September 13, 2018, authorized staff to negotiate a business development agreement and provided the following comments to the petitioner regarding the proposed development plans:

15 1. It was recommended that foundation landscaping be added along the Bakley Street elevation. *The petitioner has added foundation landscaping along the Bakley Street elevation in response to this comment.*

20 2. It was requested that landscaping be added across the Main Street frontage of the Village's detention basin. *Staff investigated the possibility of installing landscaping; however, there is a sanitary sewer easement across the frontage of the property that would prevent the installation of landscaping.*

Requested Action

25 Director Nordman concluded the PowerPoint presentation stating the petitioners request a motion of the Plan Commission, to recommend approval of Petition No. 18-10.1, TEQ LLC, petitioner/owner, 11320 Main Street, for (i) a Final Plat of Subdivision (Consolidation) and (ii) Site Plan Review for a ±46,800 square foot addition, including any necessary relief in accordance with the site plan that has been submitted to, and is on file with, the Village of Huntley.

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

35 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.

40 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 changing the direction of stormwater runoff and will be required, to the extent practicable, to account for any required stormwater detention by paying a fee in lieu of constructing additional detention volume.

4. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.

45 5. 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.

6. No building permits are approved as part of this submittal.

7. No sign permits are approved as part of this submittal.

Director Nordman pointed out that all requirements for the public hearing were met including notice published in newspaper, a sign posted on the subject property and notices sent to property owners within 250 feet.

50 **A MOTION was made to open the public hearing to consider Petition No. 18-10.1.**

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

10 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
Peter Jasinski, TEQ LLC, Director of Operations, 11320 Main Street, Huntley, IL 60142
15 Darrel Blocksom, TEQ LLC, Director of Quality Control, 11320 Main Street, Huntley, IL 60142
Jim and Dana Jessogne, 11006 N. Myrtle St., Huntley, IL 60142

20 Mr. Jasinski addressed the Plan Commission and explained that the building addition is necessary because the current facility is simply not large enough to accommodate future operations and, following completion of the addition, they expect to relocate existing off-site operations back to this facility along with those employees currently working at the off-site location.

25 Director Nordman emphasized that the height of the proposed addition, at approximately forty-five (45') feet, will be significantly taller than the height (± 20) of the existing building and noted that the height of the proposed addition is permitted within the Manufacturing District-zoning requirements. Furthermore, Director Nordman stated that he understands the increased height for the building addition is a function of the height of equipment and operations within this portion of the facility.

30 Mr. Jessogne, 11006 N. Myrtle Street, stated his property backs-up to the Village-owned lot between his lot and the TEQ site. He stated that while he welcomes the expansion of the TEQ facility he hoped the proposed plan could include additional buffer elements along the west side of the subject property's parking area to assist with reducing the noise from the site particularly during the winter months when trees between the properties lose their leaves.

35 Mr. Blacksom stated that TEQ would be agreeable to investigating appropriate measures to assist with the buffering.

Mr. Jessogne suggested planting more evergreens along this portion of the site.

40 Commissioner Robert Chandler stated that he believes the request for additional buffering along the west side of the subject site is reasonable and, provided the request for this additional buffering being met, he is comfortable with the requested relief and happy with proposed landscaping adjacent to the parkways adjacent to the building addition.

45 Commissioner Nichols concurred with Commissioner Robert Chandler's comments and is comfortable with the proposed project request.

Chairman Kibort suggested additional evergreens along the west side of the site's parking area.

50 Commissioner Hahn suggested investigating opportunities for screening the new loading dock doors.

Mr. Jasinski pointed out that given that the loading dock bays are sunken there is unfortunately no opportunity to install screening as described.

5 Commissioner Darci Chandler stated she agreed with the solutions presented to the issues previously raised and had no additional concerns with the proposed project.

A MOTION was made to close the public hearing to consider Petition No. 18-10.1.

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

20 **A MOTION was made to recommend approval of Petition No. 18-10.1, TEQ LLC, petitioner/owner, 11320 Main Street, for (i) a Final Plat of Subdivision (Consolidation) and (ii) Site Plan Review for a ±46,800 square foot addition, including any necessary relief in accordance with the site plan that has been submitted to, and is on file with, the Village of Huntley, subject to the following conditions of approval:**

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.
- 25 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 changing the direction of stormwater runoff and will be required, to the extent practicable, to account for any required stormwater detention by paying a fee in lieu of constructing additional detention volume.
- 30 4. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
5. 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.
- 35 6. No building permits are approved as part of this submittal.
7. No sign permits are approved as part of this submittal.

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

50 D. Petition No. 18-10.2, Principal Construction Corp., as petitioner, and General RV, as owner, 14000 Automall Drive, Request is for approval of (i) an Amended Special Use Permit for Recreational Vehicle Sales; and (ii) 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.

Development Summary

Director Nordman reviewed a PowerPoint presentation outlining the request from General RV, 14000 Automall Drive, Huntley, for the proposed amended special use permit for recreational vehicle sales to accommodate an ±18,400 square foot building addition to General RV's original ±33,280 square foot showroom/maintenance facility within the ±20.12-acre site generally located south and east of the southern end of Automall Drive.

Director Nordman provided a review of the General RV development history beginning in 2010 with the development of the ±33,280 square foot showroom/maintenance facility on an ±8.28-acre site, followed in 2013 with the construction of a 13,240 square foot vehicle service building on the ±4.57-acre parcel to the north of the original site. In early 2018, General RV acquired a portion of the former Huntley Outlet Mall property to the east, executed a Plat of Consolidation for the now 20.12-acre property and expanded their operation to the east with the grading and construction of an eighty-eight (88) space recreational vehicle inventory parking area and associated landscaping and lighting improvements.

Special Use Permit

Director Nordman stated that in accordance with the C-2 Regional Retail zoning district recreational vehicle sales and service is allowed as a special use. General RV has requested and received approval of the original special use permit, as well as subsequent approval of amended special use permits to accommodate each phase of development, therefore, the current expansion necessitates approval of another amended special use permit.

Director Nordman 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 and that 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.
- (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.
- (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.
- (g) *Compliance with Standards.* The proposed use and development complies with all additional standards imposed on it by the particular provision of this Code authorizing such use.

Director Nordman noted that the packet included the petitioner's responses to the Special Use Permit Standards.

Site Plan

Director Nordman reviewed the current General RV expansion proposal entailing construction of an ±18,400 (160' x 115') square foot addition adjoining (on the east side) the site's original ±33,280 square foot showroom/maintenance/office building, thereby increasing the size of the structure by just over fifty-five (55)

percent. Additional paving is proposed adjacent to the north, east and south elevations of the building addition, along with removal of ±3,715 square feet of pavement along the eastern perimeter of the General RV site’s northernmost parking area. Director Nordman pointed out that the expanded parking area will be uncurbed, similar to the latest General RV recreational vehicle inventory-parking expansion, and bordered by the same five (5’) foot-tall black-coated fence currently installed along the perimeter of the other portions of the site.

Parking

Director Nordman addressed the parking requirements applicable to the currently proposed building addition pointing out that it is exclusively a fourteen (14) garage-bay maintenance facility, with no offices and/or showroom space, and includes an adjacent paved area designed to accommodate “staging” parking for approximately eight (8) recreational vehicles. Therefore, the proposed building addition requires twenty-eight (28) parking spaces (two (2) parking spaces per garage bay). Director Nordman further noted that as part of the project forty-three (43) parking spaces are being added to the site to accommodate employee parking and that these spaces will be located at the northern edge of the RV storage lot.

Director Nordman provided an overview of the site parking through the phases of development beginning in 2010 when the original ±33,280 square foot showroom/maintenance building was constructed and provided a fifty-eight (58) space customer/employee parking area which required relief for 43 parking spaces. The 2013 expansion that followed consisted of the ±13,240 square foot maintenance building, added 42 parking spaces to the site, with a total of eighty (80) parking spaces requiring relief for 45 spaces. The currently proposed addition will add 18,400 square feet of service bays and 43 parking spaces which brings total parking on the site to 123 parking spaces.

Director Nordman summarized the General RV site parking to-date, noting that the previously approved relief of 45 spaces has been reduced to 30 spaces by the latest development phase as reflected in the following table:

General RV - Phases	Required Parking	Parking Provided	Relief Required
(1) 2010 Original Facility	101	58 spaces	43 spaces
(2) 2013 Service Building	101+24=125	58+22=80 spaces	45 spaces
(3) 2018 Inventory Parking Area Addn.	--	80 spaces	45 spaces
(4) 2018 Building Addition	125+28=153	80+43=123 spaces	30 spaces

Building Elevations

Director Nordman stated that the exterior of the ±18,400 square foot building addition will consist of the same precast concrete panels with horizontal accent reveal-bands integrated into the construction of the original General RV facility. The building addition includes fourteen (14) garage bays with overhead doors and two (2) man-doors on each of the north and south elevations and a single man-doorway on the east-facing building elevation.

Landscaping

The proposed landscaping plan for the General RV expansion includes installation of five (5) three- (3”) inch caliper Red Maples along the eastern perimeter of the site and twelve (12) three- (3”) inch caliper Triumph Elms within the open space at the northern end of the expansion pavement area. Director Nordman pointed out that the seventeen (17) trees proposed serve to “replace” the seventeen (17) Redmond Linden trees proposed from the last expansion proposal earlier this year.

Lighting

Director Nordman reviewed the proposed lighting for the latest General RV expansion which includes the installation of the same Lithonia Lighting fixture utilized with the latest expansion including two (2) single-fixture lights mounted at a height of twenty-two (22’) feet. Similarly, the proposed wall-mounted lighting installed along the building addition elevations will be the same fixture installed along the elevations of the original

showroom/maintenance building.

Relief Required

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 with subsequent expansions in 2013 and 2018.

Requested Action

Director Nordman concluded the PowerPoint presentation stating that the petitioner requests a motion of the Plan Commission, to recommend approval of Petition No. 18-10.2, Principal Construction Corp., as petitioner, and General RV, as owner, 14000 Automall Drive, for (i) an Amended Special Use Permit for Recreational Vehicle Sales; and (ii) 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.

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. Employee parking shall be accommodated on the General RV site and any on-street parking shall be restricted to the right side of Automall Drive.
- 5. The petitioner shall obtain final approval of the Landscape Plan from the Development Services Department.
- 6. The petitioner shall obtain final approval of the Lighting Plan from the Development Services Department.
- 7. All permanent and seasonal plantings must be replaced immediately upon decline.
- 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.

Director Nordman pointed out that all requirements for the public hearing were met including notice published in newspaper, a sign posted on the subject property and notices sent to property owners within 250 feet.

A MOTION was made to open the public hearing to consider Petition No. 18-10.2.

MOVED: Commissioner Hahn
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

5 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:

10 Charles Nordman, Director of Development Services, Village of Huntley
Mike Long, Principal Construction Corp., 9450 Bryn Mawr – Suite 765, Rosemont, IL 60018
Matt Cotherman, Principal Construction Corp., 9450 Bryn Mawr – Suite 765, Rosemont, IL 60018
Suzanne Paulsen, 10613 Margaret St., Huntley, IL 60142

15 Mr. Long addressed the Plan Commission, stated that he believed staff’s report outlining the project adequately described the project and noted that he welcomed any questions or concerns the Plan Commission may have regarding the project.

20 Ms. Paulsen, Huntley resident, stated that she has concerns regarding parking along Automall Drive particularly in light of the relief from the parking requirements afforded the General RV site.

Mr. Long stated that he is hopeful that this latest project will reduce the necessity for parking along Automall Drive, while conceding that on-street parking will still happen occasionally. Furthermore, Mr. Long noted that the General RV owner is interested in acquiring additional property for future development.

25 Chairman Kibort stated that he hoped that future expansions will help alleviate the parking issues and not contribute to those issues.

30 Vice Chair Ellison offered that the vehicle dealership should also adhere to the requirement that on-street parking is allowed only on the right side of Automall Drive. Furthermore, Vice Chair Ellison stated that she would prefer General RV’s on-site parking accommodate customers and any on-street parking be exclusively General RV employees.

35 Director Nordman recalled General RV’s explanation for recent parking issues involved customer parking occupied by recreational vehicle inventory and, with the recreational vehicle inventory parking area expansion project earlier this year, this issue will be addressed, leaving the shortage of employee parking hopefully addressed by the forty-three (43) parking spaces that are an element of this latest project phase.

40 Commissioner Darci Chandler stated that despite the fact that parking remains an issue, it appears to be improved with the latest proposed phase, therefore she is comfortable with the proposed request.

Commissioner Hahn noted that he is happy with the expansion of the General RV site and asked the number of additional employees were expected to be added with the latest building addition.

45 Mr. Long stated that General RV expected fourteen (14) additional employees would result from the proposed building addition.

Chairman Kibort acknowledged that it may require “self-policing” to improve the parking issues.

50 Commissioner Nichols stated that she is in favor of the latest proposed General RV project.

Commissioner Robert Chandler, referring to the customer parking area on the west side of the original General RV building, asked if the southern end of that parking lot could be “opened” to allow vehicles to circulation out.

5 Mr. Long noted that unfortunately the configuration of the security fencing for the site’s inventory area does not accommodate the circulation though that portion of the customer parking lot.

A MOTION was made to close the public hearing to consider Petition No. 18-10.2.

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

20 **A MOTION was made to recommend approval of Petition No. 18-10.2, Principal Construction Corp., as petitioner, and General RV, as owner, 14000 Automall Drive, for (i) an Amended Special Use Permit for Recreational Vehicle Sales; and (ii) 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, subject to the following conditions of approval:**

- 25 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.
- 30 2. The petitioners will comply with all final engineering revisions to be approved by the Village Engineer and Development Services Department.
- 35 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. Employee parking shall be accommodated on the General RV site and any on-street parking shall be restricted to the right side of Automall Drive.
- 45 5. The petitioner shall obtain final approval of the Landscape Plan from the Development Services Department.
6. The petitioner shall obtain final approval of the Lighting Plan from the Development Services Department.
7. All permanent and seasonal plantings must be replaced immediately upon decline.
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.

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

5 A. Petition No. 18-9.3, RUBY-02-HNTLYCMRCL, LLC, petitioner and owner, Vacant ±10.9-acre property located east of Illinois Route 47, north of Powers Road and south of Regency Parkway; PIN: 02-04-100-006, Request is for approval of (i) a Final Plat of Subdivision and (ii) Preliminary Planned Unit Development for the subject “B-3 (PUD)” Shopping Center Business – Planned Unit Development-zoned property.

10 **A MOTION was made to continue the public hearing to consider Petition No. 18-9.3 to the Monday, October 22, 2018 Plan Commission meeting.**

15 **MOVED: Vice Chair Ellison**
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

20 7. Discussion

Plan Commissioners expressed their deep appreciation to the Village of Huntley Public Works Department’s Staff, Huntley Police Department Personnel and Huntley Fire Protection District members for the work performed after the severe storms swept through Huntley on the evening of Tuesday, September 25th, 2018.

25 Director Nordman stated the next Plan Commission meeting is scheduled for Monday, October 22, 2018 and will at the least include the continued public hearing for Huntley Crossings – Phase 2, Plat 2.

8. Adjournment

30 **At 7:56 pm, a MOTION was made to adjourn the October 8, 2018 Plan Commission meeting.**

35 **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

40 Respectfully submitted,

James Williams
Planner
Village of Huntley