

**VILLAGE OF HUNTLEY**  
**PLAN COMMISSION MEETING**  
Monday, June 10, 2013  
MINUTES

5

**CALL TO ORDER**

Chairman Tom Kibort called to order the Village of Huntley Plan Commission meeting for June 10, 2013 at 6:31 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 Kibort noted Commissioner Hahn's return to the Plan Commission and requested he lead the Pledge of Allegiance.

**ROLL CALL**

15

PLAN

COMMISSIONERS: Commissioners Dawn Ellison, Ron Hahn, Ruby Hornig, Len Stensing, Lori Nichols, Robert Chandler and Chairman Tom Kibort

COMMISSIONERS

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ABSENT:

None

ALSO PRESENT:

Director of Development Services Charles Nordman, Assistant Village Manager Lisa Armour and Planner James Williams

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4. Public Comments

There were no Public Comments offered.

5. Approval of Minutes

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A. Approval of the May 13, 2013 Plan Commission Meeting Minutes

**A MOTION was made to approve the April 13, 2013 Plan Commission Meeting Minutes as written.**

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**MOVED:**

**Commissioner Ellison**

**SECONDED:**

**Commissioner Hornig**

**AYES:**

**Commissioners Hornig, Stensing, Ellison, Nichols, and Chairman Kibort**

**NAYS:**

**None**

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**ABSTAIN:**

**Commissioners Chandler and Hahn**

**MOTION CARRIED**

**5:0:2**

6. Public Hearing(s)

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A. Petition No. 13-6.1, Tim Essig, dba Monster Track Club, 11131 Kiley Drive - Public Hearing to consider a request for a Special Use Permit to operate Indoor Recreation Facilities in the "M" Manufacturing District in accordance with the site plan that has been submitted to, and is on file with, the Village of Huntley, all pursuant to the requirements of the Huntley Zoning Ordinance, including specifically Section 156.204 et seq.

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Planner Williams reviewed a PowerPoint presentation outlining the subject request including:

Background Information

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Petitioner and owner of the property Tim Essig, dba Monster Track Club, 11131 Kiley Drive, Huntley, Illinois has requested a Special Use Permit for Indoor Recreation within the "M" Manufacturing District.

Development Summary

Tim Essig, owner of the subject property and coach with the Monster Track Club has applied to the Village of Huntley for a Special Use Permit for Indoor Recreation within the “M” Manufacturing zoning district.

5 Monster Track Club is a USA Track and Field (USATF) sponsored track club wanting an indoor facility to accommodate year-round training. The Club emphasizes the pole vault, high jump and skill training in those disciplines for student athletes between fifth grade and college-age. The Club has between 30 to 40 athletes currently registered.

10 The number of athletes training within the 14,400 square foot facility at any one time will be restricted to approximately twenty (20) to provide adequate guidance and supervision. All coaches are specialists in the athletic disciplines (i.e. pole vault and/or high jump), USATF-certified and subject to background checks. The athletes are generally from the area with many not old enough to be licensed drivers; therefore, most will be dropped-off/picked-up by parents thereby reducing the number of parking spaces required.

15 The Club hours will be Sunday noon to 4 p.m.; Monday through Thursday 5:30 p.m. to 8:30 p.m. with private training scheduled by appointment.

Staff Analysis

20 Ordinance No. 2005-2.12, approved February 10, 2005, accommodated the Zoning Text Amendment to include Indoor Amusement and Indoor Recreation as a Special Use within the “M” Manufacturing, “B-2” Highway Service and “B-3” Shopping Center Business Districts. Therefore, the petitioner must secure approval of the Special Use Permit to accommodate the track club’s use of the subject facility within the “M” Manufacturing-zoned district.

25 The subject site has eighteen (18) parking spaces, including two (2) accessible spaces. Per the Section 156.106 of the Zoning Ordinance, the minimum required parking for Commercial Recreation is 0.3 parking spaces per person of design capacity. Therefore, given that the maximum number of athletes/trainers is to be no greater than forty (40) at any one time, the proposed use will require twelve (12) parking spaces or six (6) less parking stalls than the number provided on site.

Special Use Permits – Standards for Special Use Permits.

Planner Williams stated the following standards for Special Uses that must be considered by the Plan Commission were included in the project summary included with the Plan Commission packet:

35 (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.

40 (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.

45 (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.

50 (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.

Requested Action

Planner Williams stated the petitioner requests a motion of the Plan Commission, to recommend approval of Petition No. 13-6.1, the request from Tim Essig, dba Monster Track Club for a Special Use Permit to operate an Indoor Recreation within the "M" Manufacturing District at 11131 Kiley Drive, all pursuant to the requirements of the Huntley Zoning Ordinance, including specifically Section 156.204 et seq.

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

1. The petitioner shall obtain a certificate of occupancy from the Development Services Department prior to occupying the tenant space.
2. No signage is approved as part of the Special Use Permit.

**A MOTION was made to open the public hearing to consider Petition No. 13-6.1.**

**MOVED: Commissioner Ellison**  
**SECONDED: Commissioner Stensing**  
**AYES: Commissioners Ellison, Hahn, Hornig, Stensing, Nichols and Chandler and Chairman Kibort**  
**NAYS: None**  
**ABSTAIN: None**  
**MOTION CARRIED 7:0:0**

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:

James Williams, Village of Huntley  
Tim Essig, petitioner/owner, 9715 Knoll Top Road, Union, IL 60180

Mr. Essig addressed the Plan Commission and stated he welcomed any questions the Plan Commission had regarding his request.

There were no comments regarding the petitioner's request from any audience members in attendance.

Chairman Kibort asked if the interior height of the subject building was suitable and safe for the pole vault and Mr. Essig confirmed the height of the interior space was more than adequate.

Commissioner Ellison asked if there were any plans for competition events at the facility and whether the petitioner believed that there was adequate parking to accommodate these events.

Mr. Essig stated that existing parking was sufficient to meet the needs of the track club including any special events.

Commissioner Ellison stated she was concerned about manufacturing-zoned space being designated for the proposed recreation uses rather than for the type of business and activity initially intended for the properties.

Chairman Kibort offered that indoor recreation activities in places such as the subject property offer a viable use of the property in the interim while the economy recovers.

Commissioners Hahn and Hornig stated they were in favor of the proposed Special Use request.

Commissioner Stensing asked if the facility had adequate exterior lighting and Mr. Essig confirmed the exterior was safely illuminated.

Commissioners Nichols and Chandler both stated they were in favor of the request and had no specific questions for the petitioner.

**A MOTION was made to close the public hearing to consider Petition No. 13-6.1.**

**MOVED: Commissioner Ellison**

**SECONDED: Commissioner Nichols**

**AYES: Commissioners Ellison, Hahn, Hornig, Stensing, Nichols and Chandler and Chairman Kibort**

**NAYS: None**

**ABSTAIN: None**

**MOTION CARRIED 7:0:0**

**A MOTION was made to recommend approval of Petition No. 13-6.1, the request from Tim Essig, dba Monster Track Club for a Special Use Permit to operate an Indoor Recreation within the "M" Manufacturing District at 11131 Kiley Drive, all pursuant to the requirements of the Huntley Zoning Ordinance, including specifically Section 156.204 et seq. subject to the following conditions:**

- 1. The petitioner shall obtain a certificate of occupancy from the Development Services Department prior to occupying the tenant space.**
- 2. No signage is approved as part of the Special Use Permit.**

**MOVED: Commissioner Stensing**

**SECONDED: Commissioner Ellison**

**AYES: Commissioners Ellison, Hahn, Hornig, Stensing, Nichols and Chandler and Chairman Kibort**

**NAYS: None**

**ABSTAIN: None**

**MOTION CARRIED 7:0:0**

- B. Petition No. 13-6.2, General RV, 14000 Automall Drive (Lots 2 and 3 in the Final Plat of Resubdivision for Huntley Automall Resubdivision No. 2) – Public Hearing to consider a request for (i) Final Plat of Subdivision; (ii) Site Plan Review, including approval of such relief as may be necessary to allow for development in accordance with the site plan that has been submitted to, and is on file with, the Village of Huntley; and (iii) Special Use Permit for Recreational Vehicle Sales, pursuant to the requirements of Section 156.204 of the Huntley Zoning Ordinance.**

Planner Williams reviewed a PowerPoint presentation outlining the subject request including:

Background Information

Petitioner and owner of the property General RV, 48500 12 Mile Road, Wixom, MI 48393 is requesting approval of Site Plan Review, Plat of Consolidation and a Special Use Permit for Recreational Vehicle Sales to construct a 13,240 square foot vehicle service building and associated expanded parking area on the subject property Lots 2 and 3 in the Final Plat of Resubdivision for Huntley Automall Resubdivision No. 2, commonly known as 14000 Automall Drive.

Project Summary

5 General RV, which sells recreational vehicles ranging from small pop-up campers to large motor homes, is  
proposing an expansion of the existing recreational sales/service facility to include the approximately 4.57 acre  
tract to the north of the existing facility. The proposed expansion includes a 13,240 square foot, 10-bay  
recreational vehicle service building including office space and restrooms. The proposed building would be  
constructed of precast concrete panels to match the existing building. The proposed site plan provides 42  
10 standard parking stalls and 92 parking stalls for recreational vehicles. Two access points are proposed off  
Automall Drive.

The site is zoned C-2 Regional Retail, requiring approval of a Special Use Permit for recreational vehicle sales  
and service similar to the original General RV site. Additionally, Site Plan Review approval is required for all  
property within the Planned Development District and a Plat of Consolidation is required to accommodate the  
15 resulting 12.118 acre lot.

Site Plan Review

The proposed site plan stated for the 4.57 acre General RV expansion site includes a 13,240 square foot  
maintenance facility and customer/employee parking for 42 vehicles, including two (2) accessible spaces and an  
20 additional 92 parking stalls for recreational vehicles. Stormwater detention for the expanded site is provided  
within existing detention basins designed to serve the entire Automall development.

The proposed site plan requires the following elements of relief:

- 25 1. The proposed parking area/drive aisle setback from the proposed service building is twelve (12') feet,  
thereby requiring eight (8') feet relief from the 20-foot minimum setback required in the C-2 Regional  
Retail District.
- 30 2. Per Huntley Zoning Ordinance Section 156.106 (C)(7) parking areas are to be bordered by a 6 inch  
curb, therefore, relief is required for the proposed uncurbed portion of RV storage/display area. Staff  
notes, the customer/employee parking spaces adjacent to Automall Drive will be bordered by a 6 inch  
curb. Similar relief was approved for the RV storage/display area when the original General RV site  
was developed.
- 35 3. The Regional Retail C-2 Zoning District requires 4 spaces per 1,000 square feet of gross building area  
and 2 spaces per service bay. As proposed, the new building includes an office, break room and  
restroom area of 925 square feet requiring four (4) spaces and ten (10) service bays, requiring 20 spaces.  
Therefore, a total of 24 additional parking spaces are required on the site.

40 The original site was required to provide 101 spaces; however, relief was granted to allow 58 parking  
spaces. Village staff notes that employees have been required to park on Automall Drive due to the  
limited number of parking spaces provided on the existing site. The expanded customer/employee  
parking lot will result in a total of 80 parking spaces for the overall site (20 spaces from the original site  
will be lost, resulting in a net gain of 22 parking spaces for the overall site); therefore still requiring  
45 relief to provide 45 fewer parking spaces for the overall site than required by ordinance.

The petitioner has confirmed the number of proposed total parking spaces will be sufficient to serve the  
employee and customer parking and alleviate the need for any street parking on Automall Drive.

- 50 4. Section 156.079(J)(3) of the Zoning Ordinance does not permit fences to be installed within the front  
yard setback. The petitioner is requesting relief to install a 5 foot tall ornamental steel fence within the  
50 foot front yard setback. The proposed ornamental fencing will enclose the service building,  
associated parking and RV storage area along with the board-on-board fence at the rear, east portion of

the site. Similar relief was accommodated with the original RV facility to allow a fence within the front yard setback.

#### Building Façade

5 Similar to the main General RV facility, the proposed 10-bay service building will be constructed of precast concrete panels with a 36 inch high brick formliner at the base of the west elevation and portions of the north and south, elevations (A brick formliner is a mold that is used when forming the precast walls to give the impression of brick). The building includes five (5) overhead doors on each of the north and south elevations, as well as a service door and aluminum framed window on the southern elevation. The two (2) roof-mounted  
10 equipment locations will include integrated screening devices surrounding each piece of the equipment.

#### Landscaping

15 In accordance with the requirements of the Prime Group Annexation Agreement and similarly to the initial RV dealership site, the petitioner has prepared a landscape plan that provides trees around the perimeter of the site and parking lot screening adjacent to Automall Drive.

In addition to the landscape screening, the petitioner is proposing the use of two (2) types of fencing to enclose the proposed maintenance building, associated parking and RV storage area. Proposed fencing includes the following:

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- A 5 foot tall ornamental steel fence adjacent to Automall Drive, along the north and east sides of the property to the six (6') foot board-on-board fence which begins just north of the propane tank location on the east side of the expansion site and extends south to the board-on-board along the east perimeter of the General RV existing site.

25

#### Lighting

Lighting for the proposed expansion includes pole and wall mounted fixtures matching the existing General RV facility to illuminate the customer/employee parking areas and RV storage area with a combination of 25-foot tall pole mounted fixtures and 20-foot high mounted wall fixtures. The photometric plan for the site indicates a  
30 2.3 average footcandle for the site which exceeds the minimum of 1.0 footcandle minimum required under by the lighting standards.

#### Signage

35 Signs for the proposed General RV expansion site are limited to stop signs, accessible parking signage and “do not enter” signs restricting one-way traffic circulation through the site.

#### Plat of Consolidation

The petitioner is required to consolidate Lots 2 and 3 from the Final Plat of Resubdivision for Huntley Automall Resubdivision No. 2, approved by the Village Board on September 9, 2010, which will result in a General RV  
40 site with an overall size of 12.118 acres.

The proposed plat of resubdivision requires the following relief:

1. The proposed Plat of Consolidation includes a total of 12.118-acres, thereby requiring relief of 2.882  
45 acres from the fifteen (15) acre minimum required in the C-2 Regional Retail District.

Similar relief was previously approved by the Village Board for the initial General RV site as well as for the re-subdivisions that created the lots for the Ford and former Chevrolet dealerships.

#### Special Use Permit

50 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 and now requires another special use permit to accommodate the expansion within the Huntley Automall site.

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.

10

(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.

15

(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.

20

(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.

30

(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.

#### Requested Action

The petitioner requests a motion of the Plan Commission, to recommend approval of Petition No. 10-6.2, General RV, Lots 2 and 3 in the Final Plat of Resubdivision for Huntley Automall Resubdivision No. 2, Public Hearing to consider (i) Final Plat of Subdivision; (ii) Site Plan Review, including approval of such relief as may be necessary to allow for development in accordance with the site plan that has been submitted to, and is on file with, the Village of Huntley; and (iii) Special Use Permit for Recreational Vehicle Sales, 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.

50

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.

6. 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.
7. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
8. Employees shall not park on Automall Drive; Employee parking shall be accommodated on the General RV site.
9. No building plans or permits are approved as part of this submittal.
10. No sign permits are approved as part of this submittal.

10 **A MOTION was made to open the public hearing to consider Petition No. 13-6.2.**

**MOVED: Commissioner Ellison**

**SECONDED: Commissioner Stensing**

**AYES: Commissioners Ellison, Hahn, Hornig, Stensing, Nichols and Chandler and Chairman Kibort**

**NAYS: None**

**ABSTAIN: None**

**MOTION CARRIED 7:0:0**

20 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:

James Williams, Village of Huntley

25 Keith Lessner, General RV Operations Manager, 14000 Automall Drive, Huntley, IL 60142

Mike Long, P.E., Principle Construction, 2801 Lakeside Drive - Suite 200, Bannockburn, IL 60015

There were no comments regarding the petitioner's request from any audience members in attendance.

30 Commissioner Ellison and Chairman Kibort asked for confirmation from the petitioner that the proposed overall site parking dedicated for employees and customers would be adequate to eliminate the need for parking along Automall Drive.

35 Mr. Lessner stated the proposed parking should be adequate and offered that the RV storage spaces at the north end of the expansion parking lot could also be utilized for employee parking.

Commissioner Hahn asked why the board-on-board along the east side of the existing General RV site and proposed along a portion of the expansion-site was necessary.

40 Mr. Long offered that it was proposed to provide screening for the RV dealership facility from the Outlet Center.

Commissioner Ellison suggested eliminating the board-on-board fence and replacing the proposed portion of the board-on-board fence with the 5-tall aluminum fence.

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Commissioner Stensing asked Mr. Lessner if the General RV offers rental of recreational vehicles and Mr. Lessner stated that at this time rentals are not available.

Commissioner Nichols stated she was concerned the proposed parking would not be adequate.

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Commissioner Chandler pointed out the parking stalls along the north end of the expansion parking lot were thirty-feet deep and therefore generally inappropriate for the parking of employees' vehicles and expressed his concern with allowing relief from the parking requirements as proposed.



A MOTION was made to close the public hearing to consider Petition No. 13-6.2.

**MOVED:** Commissioner Stensing  
**SECONDED:** Commissioner Ellison  
5 **AYES:** Commissioners Ellison, Hahn, Hornig, Stensing, Nichols and Chandler and  
Chairman Kibort  
**NAYS:** None  
**ABSTAIN:** None  
10 **MOTION CARRIED 7:0:0**

15 A MOTION was made to recommend approval of Petition No. 13-6.2, General RV, Lots 2 and 3 in the Final Plat of Resubdivision for Huntley Automall Resubdivision No. 2, Public Hearing to consider (i) Final Plat of Subdivision; (ii) Site Plan Review, including approval of such relief as may be necessary to allow for development in accordance with the site plan that has been submitted to, and is on file with, the Village of Huntley; and (iii) Special Use Permit for Recreational Vehicle Sales, pursuant to the requirements of Section 156.204 of the Huntley Zoning Ordinance, subject to the following conditions:

- 20 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.
- 25 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.
- 30 5. All permanent and seasonal plantings must be replaced immediately upon decline.
6. 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.
- 35 7. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
8. Employees shall not park on Automall Drive; Employee parking shall be accommodated on the General RV site.
9. No building plans or permits are approved as part of this submittal.
- 40 10. No sign permits are approved as part of this submittal.
11. Petitioner shall convert RV storage parking spaces to customer/employee if parking is found to be insufficient in the future.
12. Consider decorative aluminum fence extending from the existing board-on-board fence in lieu of extending the board-on-board fence on the east side of the property.

45 **MOVED:** Commissioner Ellison  
**SECONDED:** Commissioner Stensing  
**AYES:** Commissioners Ellison, Hahn, Hornig, Stensing, Nichols and Chandler and  
Chairman Kibort  
**NAYS:** None  
50 **ABSTAIN:** None  
**MOTION CARRIED 7:0:0**

C. Petition No. 13-6.3, Alden Realty Services, Inc., as contractor purchaser, and Standard Bank and Trust Company Trust No. 17383, as owner - An approximately 14.6 acre site generally located at

the Northwest corner of Regency Parkway and Princeton Drive, including Parcel Identification Numbers 02-05-276-004 and 02-05-225-004, Public Hearing to consider a request for (i) Preliminary Plat of Subdivision; (ii) Map Amendment to rezone the proposed Lot 1 from C-2 Regional Retail to BP Business Park; (iii) Special Use Permits for Independent Living and Nursing Home; and (iv) Site Plan Review, including any necessary relief, pursuant to the requirements of Village of Huntley Ordinance (O) 1999.08.12.04 which established the Regency Square Development Guidelines.

Director Nordman reviewed a PowerPoint presentation outlining the subject request including:

#### Background Information

The Petitioner Alden Realty Services, Inc., 4200 W. Peterson, Suite 140, Chicago, IL 60646 and owner Standard Bank and Trust Company, Trustee U/T/A dated July 24, 2002 known as Trust Number 17383, c/o Pistakee Partners, LLC, 3220 W 98 Street, Evergreen Park, IL 60805 proposes development of the site with a skilled nursing and rehabilitation facility, memory care facility, and independent living community for seniors, age 62 and older on the approximately 14.6 acres site generally located at the Northwest corner of Regency Parkway and Princeton Drive. The site includes Parcel Identification Numbers (PINs) 02-05-276-004 and 02-05-225-004.

#### Introduction

The Alden Network is proposing to develop a senior living campus on approximately 14.6 acres within Regency Square at the northwest corner of Regency Parkway and Princeton Drive. Alden has been in existence for more than 40 years and currently operates 44 facilities throughout northeastern Illinois and southeastern Wisconsin. Alden's proposed campus will include 91 units of independent senior living, a 110 bed skilled nursing/rehab facility, and a 60 bed memory care facility. This is an increase of 20 units/beds from Alden's conceptual plans that were presented to the Plan Commission on January 28, 2013. 10 beds were added to the Memory Care and 10 beds were added to the Skilled Nursing/Rehabilitation facility.

An Annexation Agreement approved in 1998 and the Regency Square Development Guidelines regulate the Regency Square development. The Guidelines provide regulations for site planning, building design, landscaping and signage for development within Regency Square. The Guidelines were established as a substitute for the general regulations set forth in the Village of Huntley's Zoning Ordinance.

#### Required Approvals

The following review and approvals are required from the Plan Commission and Village Board for the proposed development of the 14.6-acre site:

- Preliminary Plat of Subdivision for a three lot subdivision
- Map Amendment to rezone Lot 1 from C-2 Retail Commercial to BP Business Park
- Special Use Permit to allow Independent Living on Lot 1
- Special Use Permits for Nursing Home (Memory Care and Skilled Nursing Rehabilitation Facility) on Lot 2
- Site Plan Review, including necessary relief. (No development plans are proposed for Lot 3. Lot 3 will require Site Plan Review when a specific development plan is proposed for the Lot).

Additionally, the proposed development will necessitate an amendment to the Annexation Agreement that originally annexed and zoned the Regency Square Development in 1998. Specifically, an amendment is required to Exhibit C of the Annexation Agreement and Regency Square Development Guidelines to add "Independent Living" as a Special Permitted Use in the BP zoning district. The Village Board will consider the proposed amendment to the Annexation Agreement at the same time they review the Plan Commission's recommendation for the project.

Staff Analysis

Preliminary Plat of Subdivision

5 The proposed Preliminary Plat of Subdivision will subdivide approximately 14.6 acres into three lots. Easements are proposed on the Preliminary Plat to accommodate the necessary utilities, stormwater management, and cross-access between Lots 1 and 2. The proposed cross-access will allow Lot 1 (Independent Living) and Lot 2 (Skilled Nursing/Rehabilitation and Memory Care) to share a main entrance on Regency Parkway.

10 Director Nordman reviewed the following tables providing a comparison of the proposed and zoning requirements for each lot:

*Lot 1 (Independent Living) - BP Business Park*

	Code Requirement	Proposed	Relief Required
Lot Area	Min. 1 acre	5.439 acres	None
Lot Width	Min. 100 feet	114.84 feet (at street)	None

*Lot 2(Skilled Nursing/Rehabilitation and Memory Care): C-2 Regional Retail*

	Code Requirement	Proposed	Relief Required
Lot Area	Min. 1 acre	7.380 acres	None
Lot Width	Min. 100 feet	540.58 feet	None

15 *Lot 3 (Vacant): C-2 Regional Retail*

	Code Requirement	Proposed	Relief Required
Lot Area	Min. 1 acre	1.846 acres	None
Lot Width	Min. 100 feet	252.45 feet	None

20 Following the Plan Commission and Village Board approving the Preliminary Plat of Subdivision, the petitioner will be required to present a Final Plat of Subdivision for approval prior to developing the site. In accordance with the Zoning Ordinance, the Final Plat of Subdivision must be approved within one year of the Village Board approving the Preliminary Plat, unless the Village Board grants an extension. Due to the length of time Alden anticipates it will take to proceed through the necessary Certificate of Need process with the Illinois Health Facilities and Services Review Board and financing, they are requesting that the Preliminary Plat of Subdivision be valid for two years. Alden optimistically anticipates the start of construction in late summer 2014; however, it could be as late as spring 2015.

25 Map Amendment and Special Use Permits

The proposed Map Amendment will rezone the proposed Lot 1 from C-2 Regional Retail to BP Business Park.

30 The proposed amendment to the Annexation Agreement that will be considered by the Village Board would add “Independent Living” as a Special Use in the BP Business Park for the Regency Square development, which if approved, would accommodate Alden’s 91-unit independent living building and villas. The intent is to limit future requests for independent living, if any, to the BP zoned portion of Regency Square rather than the remaining commercially zoned parcels.

35 Lots 2 and 3 will remain zoned as C-2 which accommodates Skilled Nursing/Rehabilitation and Memory Care as a Special Use (Both Skilled Nursing/Rehabilitation and Memory Care fall under the definition of Nursing Home).

40 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:

- 45 (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.

5

(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.

10

(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.

15

(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.

20

(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.

Site Plan Review

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The proposed site plan includes six buildings totaling 204,500 square feet. This includes a 1-story memory care facility (60 beds), 3-story skilled nursing/rehab facility (110 beds), 3-story independent senior living building (76 units), and three buildings of single story villas for independent senior living (15 units). The total number of units/beds for the campus is 261.

30

The 3-story independent living building will include 62 one-bedroom units and 14 two-bedroom units. The independent living villas will include nine one-bedroom units and six two-bedroom units. The skilled nursing/rehabilitation building will have a mix of one and two beds per room for a total of 110 beds for the facility. The memory care building will also have a mix of one and two beds per room for a total of 60 beds for the facility.

35

The main entrance to the campus is proposed on Regency Parkway and a secondary access is proposed on Princeton Drive. The front entrance to the buildings will front Regency Parkway or the inner courtyard of the campus.

40

Parking and Traffic

Parking for the campus will be provided entirely on surface parking lots with 245 spaces proposed on the site. The Regency Square Development Guidelines require age restricted congregate living, assisted living, long-term care facilities and/or nursing homes to provide one parking space per unit/bed; therefore, 261 parking spaces are required for the campus.

45

Director Nordman reviewed the following table summarizing the required and proposed parking and requested relief:

	Required Parking	Proposed Parking	Relief Required
Lot 1	91	98	Exceeds by 7 spaces
Lot 2	170	147	Deficient 23 spaces
Lot 3	Undeveloped	--	--
Total	261	245	Deficient by 16 spaces

The petitioner has cited their past developments for providing less parking than required by the Regency Square

Guidelines. The petitioner notes that Lot 2 will have 147 parking spaces for 170 beds/units for a ratio of 85%. They further explain that their most recent skilled nursing facility has an 80% ratio. While this is less than the one-to-one ratio required by the Guidelines, they believe it is ample for employees and visitors. At their peak shift, both facilities will have a total of 75 employees. This leaves 79 spaces during the shift for visitors (which includes the seven extra spaces on Lot 1). The petitioner has stated that 17 years of experience with affordable independent senior living communities has shown that a maximum of 75% of their residents will own cars and that a one-to-one parking to apartment ratio has been more than sufficient for all of their independent living developments.

As part of the development application, the petitioner hired a Transportation Planner to prepare a Traffic Analysis for the surrounding road network. The analysis concluded that the proposed development would likely have limited impact on the area transportation network. The Village's transportation consultant reviewed the petitioner's traffic analysis and agreed with the outcome of the analysis.

#### Building Elevations

The campus will include a total of six buildings. Lot 1 will include a 3-story independent living building and three buildings of independent living villas, with each villa containing five units. Lot 2 will include a 3-story skilled nursing/rehabilitation building and a 1-story memory care building. The campus' buildings will all utilize the same style and color of brick and stone. Each building will also utilize cement siding; however, the color will vary by building.

All roof mounted mechanical units will be screened within a mansard roof system. Trash enclosures and ground mounted mechanical equipment will be screened by enclosures constructed of face brick to match the buildings and would include metal frame gates covered with cement siding.

#### Landscaping and Lighting

A comprehensive landscape plan has been prepared for the campus that conforms to the landscape requirements of the Regency Square Development Guidelines. The plan includes the use of site amenities such as pergolas, gazebos, benches, and aquatic features.

The parking lots will be illuminated with Sternberg brand Prairie Series, which is similar in style to the fixture used at Village Hall. Louver optics are proposed for the fixtures to help eliminate potential glare.

#### Signage

The proposed sign package for the campus includes the use of monument signage that will flank the main entrance on Regency Parkway. An additional monument sign will be located at the intersection of Regency Parkway and Princeton Drive. The monument signs will be constructed of face brick to match the buildings and will include decorative aluminum fencing. Each sign will include an "Alden of Huntley" sign face measuring 100 square feet in area.

Additional signage is proposed to flank the Princeton Drive entrance to the campus. These signs will also be constructed of face brick to match the buildings. The signs will have an overall height of 5 feet and will include a 21 square foot wood sign.

A monument sign internal to the site will also be located on Lot 1 for the independent living buildings. The sign will measure 5'-8" in height and 11 feet in width.

#### Requested Relief

1. The Regency Square Guidelines limits the height of buildings in the C-2 zoning district to 2-stories/ 35 feet (Site Developments Smaller than 15 acres). Relief must be reviewed and approved by the Plan Commission and Village Board for the proposed height of the Skilled Nursing/Rehabilitation facility, which is 3-stories/38'-6".

2. The Regency Square Development Guidelines requires one parking space per bed/unit (this is intended

to provide ample parking for employees and visitors). Lot 2 has a total of 170 units/beds, therefore requiring 170 parking spaces. A total of 147 parking spaces are proposed on Lot 2 (deficient by 23 spaces), which shall require relief to be reviewed and approved by the Plan Commission and Village Board.

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*Alden's Explanation: Lot 2 will have 147 parking spaces for 170 beds/units for a ratio of roughly 85%. Alden's most recent skilled nursing facility has an 80% ratio. While this is less than the one to one ratio required by the Village, Alden believes that it is ample for employees and visitors. At their peak shift, both facilities will have a total of 75 employees. This leaves 79 spaces during this shift for visitors (which include the seven extra spaces on Lot 1). As for Lot 1, Alden's 17 years of experience with affordable independent living communities has shown that a maximum of 75% of residents will own cars. A one-to-one parking to apartment ratio has been more than sufficient for all of Alden's independent living developments.*

10

15

3. The Regency Square Development Guidelines require a 10-foot parking/drive setback between rear and side lot lines. The north setback on Lot 1 is 5 feet and the east setback is 0 feet; therefore, requiring relief to be review and approved by the Plan Commission and Village Board.

*Alden's Explanation: Lot 3 (located to the east of Lot 1) will be owned by a related Alden entity.*

20

4. In accordance with the Regency Square Development Guidelines, the BP district requires a minimum building-to-building setback of 35 feet. The setback between the Villas is between 17 to 20 feet, therefore requiring review and approval by the Plan Commission and Village Board.

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5. In accordance with the Regency Square Guidelines, curb cuts for divided driveways shall not exceed 35 feet in width. Medians in divided driveways shall be a minimum of 10 feet in width and shall contain landscape plantings. The proposed curb cut on Regency Parkway and Princeton Drive both exceed 35 feet in width, therefore requiring review and approval of relief by the Plan Commission and Village Board.

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*Alden's Explanation: The additional width is needed to accommodate fire trucks and the landscaped median.*

35

6. Preliminary plat approval shall be effective for a maximum period of 12 months following Village Board approval unless, upon application of the developer, the Village Board grants an extension. The final plat must be approved by the Village Board and recorded within this same one-year time limit. Should the final plat not be approved and recorded within one year of the preliminary plat, the preliminary plat must again be submitted for approval. Alden is requesting the Preliminary Plat to be valid for a period of two years.

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*Alden's Explanation: Due to the length of time Alden anticipates it will take to proceed through the necessary Certificate of Need process with the Illinois Health Facilities and Services Review Board and financing, they are requesting that the Preliminary Plat of Subdivision is valid for two years. Alden optimistically anticipates the start of construction in late summer 2014; however, it could be as late as spring 2015.*

45

7. The proposed signage differs from the template provided in the Regency Square Guidelines, therefore requiring relief to be reviewed and approved by the Plan Commission and Village Board. Specifically, one sign is allowed per lot and is limited to 6'-8" in height and 21 square feet of sign copy area. Alden is required relief to allow two signs on Lot 1 and four signs on Lot 2. Additionally, relief is required to allow the signs to differ from the Regency Square monument sign template and exceed the maximum permitted sign area and height. Signs flanking the campus' main entrance and at the corner of Princeton Drive/Regency Parkway will each measure 100 square feet in area and will have an overall height of approximately 12 feet. The three remaining signs (a sign for independent living on Lot 1 and signs

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flanking the Princeton Drive entrance) conform to the allowed height and area, but do not match the Regency Square sign template.

Village Board and Plan Commission Conceptual Review

- 5 The Village Board reviewed the conceptual plans on January 17, 2013, and referred it to the Plan Commission to begin the formal development review and approval process pending submittal of a comprehensive stormwater management plan, including additional information regarding wetland mitigation on the underlying Regency Square property.
- 10 The Plan Commission reviewed the conceptual plans at their January 28, 2013, meeting. Discussion was generally favorable and focused on parking and the location of handicap spaces, services to be offered, and site amenities.

Action Requested

- 15 The petitioner requests a motion of the Plan Commission, to recommend approval of Petition No. 13-6.3, Alden Realty Services, Inc., for Preliminary Plat of Subdivision, Map Amendment to rezone the proposed Lot 1 from C-2 Regional Retail to BP Business Park, Special Use Permits for Independent Living and Nursing Home, and Site Plan Review, including any necessary relief, pursuant to the requirements of Village of Huntley Ordinance (O) 1999.08.12.04 which established the Regency Square Development Guidelines.

20

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

- 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.
  2. The petitioner will comply with all final engineering revisions to be approved by the Village Engineer and Development Services Department.
  - 30
  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.
  - 35
  4. The petitioner shall obtain final approval of the Landscape Plan from the Development Services Department.
  5. All permanent and seasonal plantings must be replaced immediately upon decline.
  6. Preliminary plat approval shall be effective for a period of 24 months following Village Board approval. The final plat must be approved by the Village Board and recorded within this same two-year period.
  7. Site Plan Approval shall be valid for a period of two years unless a building permit and construction is begun within that period and thereafter diligently pursued to completion.
  - 40
  8. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
  9. No building plans or permits are approved as part of this submittal.
  10. No sign permits are approved as part of this submittal.

45 **A MOTION was made to open the public hearing to consider Petition No. 13-6.3.**

- MOVED: Commissioner Nichols**  
**SECONDED: Commissioner Hahn**  
**AYES: Commissioners Ellison, Hahn, Hornig, Stensing, Nichols and Chandler and Chairman Kibort**
- 50 **NAYS: None**  
**ABSTAIN: None**  
**MOTION CARRIED 7:0:0**

Chairman Kibort stated that a public hearing is being conducted and all audience members that would like to

5 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, Village of Huntley  
5 Randi Schlossberg-Schullo, President, Alden Realty Services, Inc.  
Robert Kim, Alden Architectural Services, Inc.

10 Randi Schlossberg-Schullo reviewed the proposed Alden development, highlighted amenities and stated the housing is for those 62 and older with 682 to 850 square foot units between \$316 to \$700 per month for one bedroom and 947 to 1108 square foot in Villas for \$695 to 860 per month for two bedrooms.

There were no comments regarding the petitioner's request from any audience members in attendance.

15 Commissioner Ellison asked the petitioner to identify the various locations for proposed dumpster enclosures on the site and Mr. Kim pointed out the proposed dumpster locations including at the northeast corner of the site near the three-story senior living building, adjacent to the east of the villas-buildings and adjacent to the east of skilled/nursing rehabilitation facility.

20 Director Nordman pointed out that a dumpster enclosure drawing detail was included in the plans distributed to the Plan Commission and the drawing indicated a design including masonry walls and metal framed gates covered with cement siding.

25 Commissioner Ellison asked about the phasing for the proposed project and Ms. Schlossberg-Schullo stated that the phasing of the project depends on the timing of state approvals and financing.

Commissioner Ellison stated she was concerned with the two year time frame provided through the proposed conditions of approval and Chairman Kibort reiterated that the state approval process may be lengthy and necessitated this concession.

30 Commissioner Ellison suggested adding stone accents to the corners of the proposed Villa buildings.

35 Commissioner Hahn reminded the petitioner of the importance of obscuring and screening the dumpster enclosures and received confirmation that the elevation of the site is significantly higher than the adjacent roadways. Additionally, Commissioner Hahn emphasized the importance of adequate space for the maneuvering of trucks for residents moving-in and moving-out.

Commissioner Hornig asked if an entrance fee was required and Ms. Schlossberg-Schullo stated an entrance fee was not required and that the properties were all rental with the average age for occupants being 78 years old.

40 Commissioner Stensing stressed the importance of adequate access to all of the buildings by emergency personnel.

45 Commissioner Nichols reiterated her concern about the number of accessible parking spaces in close proximity to the independent senior living facility that she had raised when the conceptual review of the project was discussed.

Commissioner Chandler agreed with the suggestion of adding architectural accents to the Villas in order to emphasize the separate residence component of those buildings.

50 **A MOTION was made to close the public hearing to consider Petition No. 13-6.3.**

**MOVED: Commissioner Ellison**  
**SECONDED: Commissioner Hahn**  
**AYES: Commissioners Ellison, Hahn, Hornig, Stensing, Nichols and Chandler and**



**Chairman Kibort**

**NAYS: None**  
**ABSTAIN: None**  
**MOTION CARRIED 7:0:0**

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A motion was made to recommend approval of Petition No. 13-6.3, Alden Realty Services, Inc., for Preliminary Plat of Subdivision, Map Amendment to rezone the proposed Lot 1 from C-2 Regional Retail to BP Business Park, Special Use Permits for Independent Living and Nursing Home, and Site Plan Review, including any necessary relief, pursuant to the requirements of Village of Huntley Ordinance (O) 1999.08.12.04 which established the Regency Square Development Guidelines 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 petitioner will comply with all final engineering revisions to be approved by the Village Engineer and Development Services Department.
3. The Village of Huntley will require adherence to Illinois drainage law and best management practices for stormwater management. The petitioner, its agents and assignees are responsible for not increasing the rate of stormwater runoff and will be required, to the extent practicable, to minimize any increase in runoff volume through “retention” and design of multi stage outlet structures.
4. The petitioner shall obtain final approval of the Landscape Plan from the Development Services Department.
5. All permanent and seasonal plantings must be replaced immediately upon decline.
6. Preliminary plat approval shall be effective for a period of 24 months following Village Board approval. The final plat must be approved by the Village Board and recorded within this same two-year period.
7. Site Plan Approval shall be valid for a period of two years unless a building permit and construction is begun within that period and thereafter diligently pursued to completion.
8. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
9. No building plans or permits are approved as part of this submittal.
10. No sign permits are approved as part of this submittal.
11. The trash enclosures serving the independent living villas shall be better concealed with additional landscaping.
12. An architectural detail shall be added to the independent living villas to help breakup the length of the building’s elevation.

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**MOVED: Commissioner Ellison**  
**SECONDED: Commissioner Hahn**  
**AYES: Commissioners Ellison, Hahn, Hornig, Stensing, Nichols and Chandler and Chairman Kibort**

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**NAYS: None**  
**ABSTAIN: None**  
**MOTION CARRIED 7:0:0**

**13. Discussion**

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**A. Comprehensive Plan Update**

Director Nordman requested the Plan Commission to review the Comprehensive Plan Update - Chapter IV draft revision distributed this evening which will be discussed at the next Plan Commission on June 24, 2013.

Additionally, Director Nordman noted that at the next Plan Commission meeting on Monday, June 24, 2013 a Public Hearing is scheduled to consider Ryland Homes' request for a Preliminary and Final Plat of Subdivision, and Preliminary and Final Planned Unit Development for the property known as Talamore – Pod 8A, Phases 2 and 3.

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**14. Adjournment**

**At 8:31 pm, a MOTION was made to adjourn the June 10, 2013 Plan Commission meeting.**

10 **MOVED:** Commissioner Ellison  
**SECONDED:** Commissioner Hornig  
**AYES:** Commissioners Ellison, Hahn, Hornig, Stensing, Nichols and Chandler and  
Chairman Kibort  
**NAYS:** None  
15 **ABSTAIN:** None  
**MOTION CARRIED 7:0:0**

Respectfully submitted,

*James Williams*

20 Planner

Village of Huntley