

VILLAGE OF HUNTLEY
PLAN COMMISSION MEETING
Monday, June 11, 2012
MINUTES

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CALL TO ORDER

Chairman Tom Kibort called to order the Village of Huntley Plan Commission meeting for June 11, 2012 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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ATTENDANCE

PLAN

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COMMISSIONERS: Commissioners Len Stensing, Ruby Hornig, Lori Nichols, J.R. Westberg and Robert Chandler and Chairman Tom Kibort

COMMISSIONERS

ABSENT: Commissioner Dawn Ellison

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ALSO PRESENT: Director of Development Services Charles Nordman, Lisa Armour, Senior Assistant to the Village Manager

3. Public Comments

There were no Public Comments offered.

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4. Approval of Minutes

A. Approval of the March 26, 2012 Plan Commission Public Hearing Minutes

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A MOTION was made to approve the March 26, 2012 Plan Commission Public Hearing Minutes as written.

MOVED: Commissioner Stensing

SECONDED: Commissioner Hornig

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AYES: Commissioners Stensing, Hornig, Nichols, Westberg, Chandler, and Chairman Kibort

NAYS: None

ABSTAIN: None

MOTION CARRIED 6:0:0

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5. Public Hearing(s)

A. Petition No. 12-6.1, Juki Huntley Property LLC and Union Special LLC, 12005 Fourth Street, Public Hearing to consider a request for rezoning 12005 Fourth Street from "M" Manufacturing District to "R-2" Single Family Residence District and approving such other relief as may be necessary to allow for the requested rezoning in accordance with the application submitted to, and which 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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Director Nordman reviewed the PowerPoint presentation outlining the request.

BACKGROUND INFORMATION

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Owner: Juki Huntley, LLC
1 Union Special Plaza
Huntley, IL 60142

Petitioner: Union Special, LLC
1 Union Special Plaza
Huntley, IL 60142

5 Subject Location: 12005 Fourth Street, Lot 3 - Weltziens Second Addition, PIN: 18-28-351-003

Request: Zoning Map Amendment of subject property from “M” Manufacturing to “R-2” Single Family Residence District

10 Zoning, Land Use and Comprehensive Plan:

The zoning, existing uses and comprehensive plan land uses of the subject property and adjacent properties were reviewed.

15 DEVELOPMENT SUMMARY

Director Nordman stated that Juki Huntley Property LLC and Union Special LLC, property owner and local private company affiliate, respectively, have applied to the Village of Huntley for a zoning change for the single family residential structure located at 12005 Fourth Street adjacent to the Union Special industrial/manufacturing facility at the west end of the dead-end street. The residential structure was previously used to house students attending training at the Union Special facility and is no longer needed for this purpose by the property owners.

25 STAFF ANALYSIS

Director Nordman continued stating the residence, built in 1945, on the 8,448 square foot lot exceeds the “R-2” Single Family Residence zone 8,400 square foot minimum lot area. The subject lot is sixty-six (66’) feet wide, less than the seventy (70’) foot minimum lot width in the “R-2” zoning district, however, the lot is configured similarly to the majority of other lots within the Weltzien 2nd Addition which are also sixty-six (66’) feet wide.

30 REZONING.

Director Nordman stated that as part of an application for a Map Amendment a petitioner must provide a statement of the need and justification for the proposed Zoning Map amendment which addresses the following factors:

- 35 a) The existing uses and zoning classifications of properties in the vicinity of the subject property.
- b) The trend of development in the vicinity of the subject property, including changes, if any, in such trend since the subject property was placed in its present plan designation or zoning classification.
- 40 c) The extent to which the value of the subject property is diminished by the existing plan designation or zoning classification applicable to it.
- d) The extent to which such diminution in value is offset by an increase in the public health, safety and welfare.
- 45 e) The extent, if any, to which the use and enjoyment of adjacent properties would be affected by the proposed amendment.
- f) The extent, if any, to which the value of adjacent properties would be affected by the proposed amendment.
- 50 g) The extent, if any, to which the future orderly development of adjacent properties would be affected by the proposed amendment.