

VILLAGE OF HUNTLEY
PLAN COMMISSION MEETING
Monday, March 10, 2014
MINUTES

5

CALL TO ORDER

Vice Chair Dawn Ellison called to order the Village of Huntley Plan Commission meeting for March 10, 2014 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

Vice Chair Ellison led the Pledge of Allegiance.

ROLL CALL

15

PLAN

COMMISSIONERS: Commissioners Tim Hoeft, Ron Hahn, Lori Nichols, and Robert Chandler and Vice Chair Dawn Ellison

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COMMISSIONERS

ABSENT: Chairman Tom Kibort

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

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4. Public Comments There were no public comments.

5. Approval of Minutes

A. Approval of the February 10, 2014 Plan Commission Meeting Minutes

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A MOTION was made to approve the February 10, 2014 Plan Commission Meeting Minutes as written.

MOVED: Commissioner Hoeft

SECONDED: Commissioner Nichols

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AYES: Commissioners Hoeft, Nichols, Chandler and Vice Chair Ellison

NAYS: None

ABSTAIN: Commissioner Hahn

MOTION CARRIED 4:0:1

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7. Discussion

A. Comprehensive Plan Update

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Director Nordman introduced the I-90 South Subarea stating that this is first of the three (3) Subareas previously presented and discussed at the Plan Commission meeting on February 10, 2014. Director Nordman noted the importance of the planning of future land uses within the Subarea and the efficient connectivity of the future developments to Route 47 and the I-90 Tollway.

Director Nordman continued with a brief overview of the proposed South I-90 Subarea text including:

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I-90 SOUTH SUBAREA

The Southern I-90 Subarea Plan is intended to ensure that this integral portion of Huntley is developed comprehensively making the most of its adjacency to the I-90 interchange. It is essential the subarea

5 provide efficient access to the I-90 Tollway and Route 47. Proposed land uses within the subarea shall benefit from the adjacency to the interchange and shall include retail, business parks and industrial uses. The quality of development within the subarea shall follow the requirements of the Commercial Design Guidelines resulting in development that creates an attractive and welcoming entrance to the Village of Huntley.

GOALS AND OBJECTIVES

10 I-90 South Subarea Goal: Ensure a productive and attractive pattern of land uses along the I-90 Tollway and Route 47 corridor.

I-90 South Subarea Objectives

- 15 • Require developers to establish specific guidelines for installation of lighting, landscaping, street signage, and other amenities creating a thematic sense of identity that are consistent with an overall plan.
- 20 • Ensure the safe, efficient movement of vehicles within the Subarea with a comprehensive area wide improvement of the road system.
- Implement way-finding sign guidelines for the Subarea and/or individual developments to provide businesses with necessary signage while ensuring visually attractive coordination and direction to traffic moving about and through the Subarea.
- 25 • Encourage alternatives to motor vehicles within the Subarea including access to PACE bus service for employees, clients and customers as well as pedestrian/bicycle pathways wherever possible.
- 30 • Create gateway design features at Village entrances as well as entry features including landscaping and hardscapes at signalized intersections and access points to the developments within the Subarea interior.
- Minimize curb cuts for developments along Route 47, Big Timber Road and other roadways about and within the Subarea to minimize direct vehicular access points.
- 35 • Provide for boulevard treatments for proposed collectors through the western portion of the Subarea.
- 40 • Encourage Leadership in Energy Efficiency and Design (LEED), including the integration of natural features, such as swales or wetlands, into building and site plan design.
- Provide stormwater detention ponds accommodating attractive open space features with natural shape, slopes and appropriate plant materials.

45 EXISTING CONDITIONS

Existing Land Uses

50 The I-90 South subarea is currently characterized by vacant property and large-tracts of agricultural land with farmsteads adjacent to the relatively few roadways that border and transverse the subarea. Thick vegetation borders the creeks that wind through the north and east portions of the subarea with forested areas also within the depression wetlands which flank both the west and east sides of Route 47 south of the Tollway interchange.

Existing Rights-of-Way

5 Existing roadways are insufficient to handle additional development in this developing region of the Village; however, additional collector roadways are required as illustrated on the Transportation Plan.

RECOMMENDATIONS

Proposed Land Uses

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Retail

The subarea includes retail and service commercial uses anticipated to serve not only Huntley's growing population, but also increasing inter-community traffic volumes along I-90 and Route 47. Retail development within the subarea shall primarily be located along the Route 47 corridor so to maximize efficient access to the I-90 Interchange.

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Business Park / Industrial

Business park and light industrial are identified as the primary land uses to the east and west of the Route 47 retail frontage. These areas are defined by a mixture of office and light industrial in a more attractive setting and using higher quality building materials than would be found in a typical industrial park.

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Open Space

Open space areas are proposed in locations on the plan to make the most efficient use of the identified environmentally-sensitive conditions that exist in this area. Open space shall be designed in this area to preserve the character of the existing wetlands while also making these areas a focal point and amenity to surrounding development.

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Traffic and Roadways

30 The Route 47 Corridor shall provide the primary access to the I-90 South subarea. It is important that access points to development along the corridor are well designed to limit congestion and provide the most efficient access to the I-90 interchange. Retail and Business Park / Industrial developments should accommodate cross access to allow a flow of traffic between developments without having to use bordering roadways. The proposed Route 47 signalized intersection approximately one-half mile south of the I-90 Tollway interchange should be designed to accommodate turning movements and entry features. A major goal of the Village is to better balance the function of the right-of-way to address the safety and comfort of all users - automobile drivers, bicyclists, pedestrians, through the use of traffic calming techniques - and improve the aesthetics of the street scene by providing more green space.

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40 Entry Feature

An entry feature should be located at the southern entrance to the Village on the appropriate respective sides of the Route 47 corridor including signage, landscape and hardscape features.

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Boulevard Treatments

Median boulevard treatments should be located along cross streets at major intersections with Route 47, Big Timber Road, Sandwald Roads and the collectors proposed for the interior of the western portion of the Subarea.

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Landscape Buffer

5 Landscape buffers should be provided throughout the I-90 South subarea at varying widths adequate enough to provide sufficient screening of parking lots. Landscaping throughout the subarea shall provide a unifying theme between developments. These buffers should be landscaped and contain a variety of plant materials, including shade trees, shrubs, groundcovers and hardscapes to provide beauty and interest during all seasons of the year.

Traffic Signalization and Access Points

10 A traffic signal is proposed approximately one-half mile south of the I-90 interchange to serve as the primary access to the retail and business park development on both the east and west sides of Route 47.

15 Additional access points should be located along the subarea's perimeter roadways to provide safe and efficient access into the interior of the subarea.

Right-of-Way Widths/Medians

20 The Transportation Plan provides for two (2) collector roadways on the western portion of the Southern Huntley Subarea with requisite eighty (80') wide right-of-way widths and variable pavement width dependent upon design speed and whether on-street parking and/or bike lanes will be accommodated.

Urban Design

25 Development policies for the I-90 South subarea should be in accordance with the following:

30 • The subdivision of land should accommodate protection of significant natural features such as wetlands and woodland areas not already protected by other regulations and provide open space and usable recreational areas or community facilities, and respond to other conditions unique to the site.

• New areas should connect to the existing road system to maintain continuity of the internal circulation system.

35 • Developers should establish specific guidelines for the installation of thematic ornamental site/street lighting, site/street signage, landscaping, hardscapes and other amenities providing an identity for individual developments to be utilized with the development of neighboring sites to connect the Subarea with an overall comprehensive design strategy.

40 • Development should be accessed from secondary arterial or collector streets. Access from primary streets should be limited.

• Innovative design and site planning solutions are encouraged when contemplating development to achieve the above stated purposes.

45 • Where possible, buildings should be oriented to the local street thereby minimizing the amount of pavement between the facility and street. Loading docks and storage areas shall be innovatively, effectively and completely screened from the street and adjacent properties.

50 Commissioner Hahn noted that many years ago discussion regarding the subject Subarea included vivid descriptions of the environmentally-sensitive area to the south and east of the I-90/Route 47 interchange, and it made sense to designate these areas as "Open Space" on the proposed Subarea land use plan.

There were no addition questions or concerns regarding the South I-90 Subarea raised by the Plan Commission.

6. Public Hearing(s)

- 5 A. Petition No. 14-03.1, Robert Peck, petitioner and Chicago Title Land Trust Company HTB 114031, owner, 11917 Smith Drive – Suite A, Public Hearing to consider a request for a Special Use Permit to allow limited retail sales in the “M” Manufacturing District.

A MOTION was made to open the public hearing to consider Petition No. 14-3.1.

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MOVED: Commissioner Hoeft
SECONDED: Commissioner Nichols
AYES: Commissioners Hoeft, Hahn, Nichols, Chandler and Vice Chair Ellison
NAYS: None
15 **ABSTAIN: None**
MOTION CARRIED 5:0:0

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

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Charles Nordman, Village of Huntley
James Williams, Village of Huntley
Robert Peck, 11540 Smith Drive, Huntley, IL 60142

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Planner Williams reviewed a PowerPoint presentation outlining the request including that the petitioner, Robert Peck and property owner, Chicago Title Land Trust Company, CTLTC HTB 114031, 10 S. LaSalle Street Suite 2750, Chicago, IL 60603-1108, have applied to the Village of Huntley for a Special Use Permit to allow limited retail sales within the “M” Manufacturing zoning district to operate National Muscle Cars, LLC. and requesting
30 a Special Use Permit to allow limited retail sales in the “M” Manufacturing District at 11917 Smith Drive – Unit

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Planner Williams noted that the automobile sales business dealing in classic and rare vehicles received a similar Special Use Permit for retail sales in the “M” Manufacturing District in 2006 to locate at 11538 Smith Drive.

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The petitioner intends to operate at both locations with the new location at 11917 Smith Drive – Unit A being the point of sale for all retail vehicle sales originating and/or generated from National Muscle Cars, LLC.

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Planner Williams stated that the 1,950 square foot lease space is the southernmost unit within a four (4) unit building and that the petitioner intends to utilize the 208 square foot office space adjacent to the front entrance of the unit and store vehicle inventory within the remaining 1,742 square foot space which is accessible via the overhead doors at the front of the unit or through the service door at the rear of the facility.

Staff Analysis

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Planner Williams stated that the Village of Huntley previously executed Ordinance No. 99-09-09-01, approved in September 1999, which amended the Village’s Zoning Ordinance to allow limited retail sales in the “M” Manufacturing and “BP” Business Park zoning Districts subject to several conditions.

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Additionally, in regard to parking within the subject property, Planner Williams noted that the subject site has sufficient parking for the existing uses as well the proposed internet-based business with relatively little need for on-site parking.

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:

- 5 (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.
- 25 (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.

Action Requested

30 Planner Williams stated that the petitioner requests a motion of the Plan Commission, to recommend approval of Petition No. 14-3.1, a request from Robert Peck, dba National Muscle Cars, LLC for a Special Use Permit to allow limited retail sales in the "M" Manufacturing District at 11917 Smith Drive – Suite A, all pursuant to the requirements of the Huntley Zoning Ordinance, including specifically Section 156.204 et seq.

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

- 40 1. No building unit construction permits, plans or Certificates of Occupancy are approved as part of this submittal.
- 45 2. Existing Inventory Only – No products shall be sold except such products as are manufactured, warehoused or distributed in the normal course of business of the principal use operated on the zoning industrial-condo tenant space in question
- 50 3. No Outdoor Sales – Any area in which such as use takes place, including the sale and display of products, shall be fully enclosed
4. Limitation of Commercial Floor Area – The commercial floor area of such use shall not exceed 1,000 gross square feet or 10 percent of the total gross square area of the building or portion of the building occupied by the principal use, whichever is less.
5. Any proposed signage shall require a separate sign permit and is not approved as part of the submittal.

6. Sales shall be conducted in a manner so as not to interfere with traffic or create a nuisance.
7. Point of Sale (POS) shall be 11917 Smith Drive – Unit A for all retail vehicle sales originating and/or generated from National Muscle Cars, LLC.

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Mr. Robert Peck addressed the Plan Commission and stated that he had no specific information to add to the Staff presentation and would be happy to answer any questions or concerns from the Plan Commission.

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Commissioner Hahn asked if National Muscle Cars had significant out-of-state sales and Mr. Peck stated that not only were there a significant number of out-of-state sales, a great number of those sales were to buyers that were located overseas.

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Commissioner Chandler asked if National Muscle Cars dealt exclusively with muscle, high performance automobiles and Mr. Peck stated that he also dealt in relatively lower horse-powered classic vehicles as well.

Commissioner Chandler asked if National Muscle Cars LLC had a website and Mr. Peck stated that his website is nationalmusclecars.com.

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Vice Chair Ellison noted that there were no comments from any public in attendance.

A MOTION was made to close the public hearing to consider Petition No. 14-3.1.

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MOVED: Commissioner Hahn
SECONDED: Commissioner Nichols
AYES: Commissioners Hoeft, Hahn, Nichols and Chandler and Vice Chair Ellison
NAYS: None
ABSTAIN: None
MOTION CARRIED 5:0:0

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A MOTION was made to recommend approval of Petition No. 14-3.1, Robert Peck, dba National Muscle Cars, LLC for a Special Use Permit to allow limited retail sales in the “M” Manufacturing District at 11917 Smith Drive – Suite A, all pursuant to the requirements of the Huntley Zoning Ordinance, including specifically Section 156.204 et seq subject to the following conditions:

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1. No building unit construction permits, plans or Certificates of Occupancy are approved as part of this submittal.

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2. Existing Inventory Only – No products shall be sold except such products as are manufactured, warehoused or distributed in the normal course of business of the principal use operated on the zoning industrial-condo tenant space in question

45

3. No Outdoor Sales – Any area in which such as use takes place, including the sale and display of products, shall be fully enclosed

50

4. Limitation of Commercial Floor Area – The commercial floor area of such use shall not exceed 1,000 gross square feet or 10 percent of the total gross square area of the building or portion of the building occupied by the principal use, whichever is less.

5. Any proposed signage shall require a separate sign permit and is not approved as part of the submittal.

6. Sales shall be conducted in a manner so as not to interfere with traffic or create a nuisance.

7. **Point of Sale (POS) shall be 11917 Smith Drive – Unit A for all retail vehicle sales originating and/or generated from National Muscle Cars, LLC.**

5 **MOVED: Commissioner Hahn**
SECONDED: Commissioner Hoeft
AYES: Commissioners Hoeft, Hahn, Nichols, Chandler and Vice Chair Ellison
NAYS: None
ABSTAIN: None
MOTION CARRIED 5:0:0

10 Director Nordman announced that Terra Jensen, who previously served as a member of the Village’s Zoning Board of Appeals, is expected to be appointed by the Village Board to the Plan Commission this Thursday, March 13, 2014.

15 8. Adjournment

At 6:46 pm, a MOTION was made to adjourn the March 10, 2014 Plan Commission meeting.

20 **MOVED: Commissioner Hoeft**
SECONDED: Commissioner Nichols
AYES: Commissioners Hoeft, Hahn, Nichols and Chandler and Vice Chair Ellison
NAYS: None
ABSTAIN: None
MOTION CARRIED 5:0:0

25 Respectfully submitted,
James Williams
Planner
Village of Huntley

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