

VILLAGE OF HUNTLEY
PLAN COMMISSION MEETING
Monday, April 11, 2016
MINUTES

5

CALL TO ORDER

Chairman Tom Kibort called to order the Village of Huntley Plan Commission meeting for April 11, 2016 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

15

PLAN

COMMISSIONERS: Commissioners Darci Chandler, Ron Hahn, Lori Nichols, Robert Chandler and Chairman Tom Kibort

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COMMISSIONERS

ABSENT: Commissioner Terra DeBaltz and Vice-Chair Dawn Ellison

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

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4. Public Comments None.

5. Approval of Minutes

A. Approval of the March 14, 2016 Plan Commission Meeting Minutes

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A MOTION was made to approve the March 14, 2016 Plan Commission Meeting Minutes as written.

MOVED: Commissioner Hahn

SECONDED: Commissioner Nichols

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AYES: Commissioners Hahn, Nichols and Chairman Tom Kibort

NAYS: None

ABSTAIN: Commissioner Robert Chandler

MOTION CARRIED 3:0:1

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6. Public Hearing(s)

A. Petition No. 16-4.1, Merchants Retail Partners, Petitioner and Tina Deneke, Owner, ±7.64 acre property located north of Kiley Drive and west of Ruth Road, commonly known as PINs: 18-28-477-009 and 18-28-477-010 - Request for (i) a Final Plat of Subdivision; (ii) a Zoning Map Amendment to rezone property from “O-1” General Office District to “M” Manufacturing District and “M” Manufacturing District to “O-1” General Office District; (iii) a Special Use Permit for Self-Storage Facility; and (iv) Site Plan Review, including any relief as may be necessary to allow for development of a self-storage facility in accordance with the submitted site plan and pursuant to the requirements of Section 156.068 and Section 156.204 of the Huntley Zoning Ordinance.

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Background Information

Planner Williams began the PowerPoint presentation by noting that the petitioner, Merchants Retail Partners, 2801 Hwy 280 South, Suite 345, Birmingham, Alabama 35223 and the owner, Tina Deneke, 47 Brinker Road,

Barrington Hills, IL 60010 are requesting (i.) a Final Plat of Subdivision; (ii.) Zoning Map Amendment from “O-1” General Office District to “M” Manufacturing District and “M” Manufacturing District to “O-1” General Office District; (iii.) Special Use Permit for a Self-Storage facility and; (iv.) Site Plan Review for the development of the subject ±7.64-acre property on the North Side of Kiley Drive, West of Ruth Road.

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Planner Williams noted that on Monday, March 9, 2015, the Plan Commission had reviewed conceptual plans for a similar self-storage development within the same property proposed for the currently proposed self-storage facility.

10 6:37 p.m. Commissioner Darci Chandler arrived.

Development Summary

15 Planner Williams stated that the petitioners are proposing development of a 76,050 square foot self-storage facility on a ±3.78-acre lot on Kiley Drive. The single-story buildings would include both cold storage and climate controlled units and no outdoor storage is proposed as part of the site plan. Planner Williams noted that in order to create the subject site the petitioner and property owner are proposing to reconfigure the existing two-lot ±7.64-acre property at the northwest corner of Ruth Road and Kiley Drive and rezone portions of the site.

Staff Analysis

Final Plat of Subdivision

25 Planner Williams stated that initial portion of the petitioners’ request includes the subdivision of the existing ±7.64-acre parcels into two (2) reconfigured lots; Lot 1, a ±3.78-acre tract to the west and Lot 2, a ±3.86-acre tract to the east, at the northwest corner of Ruth and Kiley, with both proposed lots meeting the minimum lot width and area requirements for the zoning districts proposed as part of the requested map amendment.

Zoning Map Amendment

30 Planner Williams reviewed the history of the subject property noting that the northern half of the proposed self-storage site was previously included as part of a development application submitted by Kids R Kids Childcare Center in 2009. Planner Williams stated that despite the eventual withdrawal of the Kids R Kids application the rezoning of the ±3.74 acres immediately south of the Huntley Professional Center from “M” Manufacturing to “O-1” (PUD) General Office District – Planned Unit Development proceeded.

35 Planner Williams stated that currently the petitioner is proposing to rezone ±1.59 acres of the ±3.74 acres immediately south of the Huntley Professional Center back to “M” Manufacturing thus allowing him to request a special use permit for a self-storage facility.

40 Planner Williams continued noting that the property owner is also proposing to rezone the ±1.72-acres at the corner of Ruth Road and Kiley Drive from “M” Manufacturing to “O-1” General Office. This proposed map amendment correlates to the Final Plat of Subdivision with Lot 1 being entirely zoned “M” Manufacturing for the self-storage facility and Lot 2, which abuts Ruth Road, being zoned “O-1” General Office.

Site Plan/Parking

45 Planner Williams outlined the proposed site plan for the 76,050 square foot self-storage facility, which includes an 860 square foot office and the requisite nine (9), 10’ x 19’ space parking area with a twenty-four (24’) wide drive aisle and single accessible parking stall and loading area. Ingress/egress to the site is via two (2) driveways and 25’-wide and 24’-wide gates provide entrance and exit, respectively, to the fenced storage unit-portion of the development. The facility will offer both storage units accessed by exterior garage doors and
50 internal storage units.

Building Elevations

5 The self-storage facility exterior includes a combination of face brick, stone veneer and EIFS-accent materials. Planner Williams stated that the exterior of the office-portion of the building at the southeast corner of the facility consists primarily of stone veneer, EIFS-accent with insulated glass windows framed with anodized aluminum storefront. Planner Williams stated that all exterior facing walls will be masonry as required by the special use standards for self-storage facilities.

Landscape Plan

10 The proposed site landscaping includes foundation plantings along the front and around the corners of the building elevations fronting Kiley Drive. Planner Williams pointed out that the submitted landscape plan conforms with the Village’s Landscape Ordinance requirements and that evergreen trees were added along the west, east and north property lines to provide additional buffering of the proposed development from adjoining properties and the Ruth Road right-of-way.

Lighting Plan

15 Planner Williams noted that the illumination of the site will include installation of a single pole with three (3) shoebox style fixtures at the front of the site to light the parking lot and office entrance area. Additionally, thirty-two (32) wall-mounted lighting packs will illuminate the drive aisles between the storage buildings and the front (south elevation) of the middle building. Planner Williams pointed out that the Photometric Plan for the site includes both the minimum two (2) foot-candle average for the parking area and the maximum 0.5 foot-candle at the property line and that both light fixtures are shielded to prevent glare to adjoining properties.

Signage

25 Planner Williams noted that while the developer/operator have yet to define the specifics of the facility’s signage, any signage proposed for the site in the future shall be required to conform to the Village Commercial Design Guidelines. Furthermore, any ground signage shall be limited to six feet in height, with masonry base and sign surround matching the self-storage facility building materials.

Special Use Permits

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

35 General Standards. No special use permit shall be recommended or granted pursuant to this Section unless the applicant shall establish that:

- 40 (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.
- 45 (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.
- 50 (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.

5 (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.

10 Planner Williams noted that the petitioners' responses to both General Standards for Special Uses and Special Standards for Self -Storage facilities were included as an attachment to the staff report and that the proposed project was in conformance with these requirements.

Village Board Conceptual Review

15 Planner Williams stated that in 2015, the self-storage project was initially proposed at the subject location. The Village Board reviewed conceptual plans for that project at their March 5, 2015 Committee of the Whole meeting and had the following comments:

20 • The Village Board wanted confirmation that proposed nine (9) parking stalls (including a single accessible space) meets the parking requirements for the self-storage development and if the Huntley Fire Protection District approved the thirty (30') foot wide drive aisles. Staff confirmed the provided parking conforms to ordinance requirements and that the Fire District has reviewed the plan and found the drive-aisles to be acceptable.

25 • The Village Board asked if there was any outside storage proposed and the petitioner confirmed that there would be no outside storage.

Action Requested

30 The petitioners request a motion of the Plan Commission, to recommend approval of Petition No. 16-4.1, Merchants Retail Partners, Petitioner and Tina Deneke, Owner, - Request for (i) a Final Plat of Subdivision; (ii) a Zoning Map Amendment to rezone property from "O-1" General Office District to "M" Manufacturing District and "M" Manufacturing District to "O-1" General Office District; (iii) Special Use Permit for Self-Storage Facility; and (iv) Site Plan Review, including any relief as may be necessary to allow for development in accordance with the submitted site plan and pursuant to the requirements of Section 156.068 and Section 35 156.204 of the Huntley Zoning Ordinance.

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

40 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 plans and require approval from the Village Engineer and Development Services Department.

45 3. The Village of Huntley will require adherence to Illinois drainage law and best management practices for stormwater management.

4. The petitioner shall obtain final approval of the Landscape Plan from the Development Services Department.

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

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

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

8. Any signage to be proposed in the future shall conform to the Village Commercial Design Guidelines. Any ground signage shall be limited to six feet in height and shall be constructed of a masonry base and

sign surround to match the building materials.

9. A Plan Commission certificate shall be added to the Final Plat of Subdivision

A MOTION was made to open the public hearing to consider Petition No. 16-4.1.

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

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

Charles Nordman, Village of Huntley
James Williams, Village of Huntley
Eric Morrison, Merchants Retail Partners, 2801 Hwy 280 South, Suite 345, Birmingham, Alabama 35223
20 Jared Placek, Manhard Consulting, Ltd., 900 Woodlands Pkwy., Vernon Hills, IL 60061
Brian Harrington, 3 Dimension Construction Management, 800 Dundee Ave., Elgin, IL 60120
Rob Schuett, 10739 Capital Lane, Huntley, IL 60142
Bill Coshen, 10811 Capital Lane, Huntley, IL 60142
Dan Concurso, 10801 Capital Lane, Huntley, IL 60142
25 Matt Wasielewski, 10751 Capital Lane, Huntley, IL 60142
Guy DeMaertelaere, 10821 Capital Lane, Huntley, IL 60142

Eric Morrison, Development Director with Merchants Retail Partners, addressed the Plan Commission and noted that he hoped the proposed self-storage facility will serve the community well and will be a compatible land use with the existing and future adjacent developments.

Mr. Morrison reviewed the site and building design elements including the masonry exterior of the facility and orientation of all storage unit overhead doors facing toward the inside of the site. Mr. Morrison also noted his belief that self-storage facilities are generally a low-impact land use generating minimal vehicular traffic, noise and trash.

Rob Schuett, Georgian Place resident, stated he purchased his home thirteen years ago. He believes the existing zoning of the subject property should remain unchanged and that the proposed self-storage facility would negatively impact the area.

Bill Coshen, resident of Georgian Place since October 2015, believes the proposed self-storage facility would increase vehicular traffic in the area and generally negatively impact his neighborhood.

Dan Concurso, Georgian Place resident, believes the proposed self-storage facility would negatively impact his neighborhood and is concerned there will be an increase in rodents when the construction of the facility commences.

Matt Wasielewski, Georgian Place resident since June 2015, understood the subject property would develop someday, but hoped the development would be a larger employer than a self-storage facility. Mr. Wasielewski asked how the self-storage facility use fits within the Manufacturing District in light of the fact that a storage facility does not manufacture a product. He also asked if the facility was going to be built with union labor.

Director Nordman pointed out that “Manufacturing” is a general description of the district and not every use allowed within the “M” district is manufacturing based.

5 Brian Harrington, 3 Dimension Construction Management, noted that construction of the facility with union labor was yet to be determined.

10 Chairman Kibort noted that currently the north-half of the tract at the northwest corner of Ruth Road and Kiley Drive is zoned “O-1” General Office District, while the south-half, immediately adjacent to the intersection is zoned “M” Manufacturing. Chairman Kibort continued, noting that the proposal includes the re-zoning of the entire tract adjacent to the intersection of Ruth and Kiley to “O-1” General Office District. Chairman Kibort explained the east elevation of the facility would be seen from Ruth Road and that the future development of the property to the east would obstruct the Ruth Road view of the self-storage building.

15 Guy DeMaertelaere, Georgian Place resident, addressed the Plan Commission and stated his objection to the proposed request noting that other businesses within this manufacturing-zoned portion of the Village are more “nine-to-five types” of businesses and that the proposed self-storage facility will accommodate vehicular traffic earlier and later. Mr. DeMaertelaere also stated he agrees with his Georgian Place neighbors and is not in favor of a self-storage facility being developed so close to a residential area.

20 Director Nordman clarified that the proposed self-storage facility will not operate twenty-four (24) hours. He explained it will accessible between the hours of 5 a.m. and 11 p.m. in accordance with the ordinance.

25 Mr. Morrison, Merchants Retail Partners, addressed the Plan Commission and confirmed the proposed hours the facility will operate are between 5 a.m. and 11 p.m. as permitted by the Specific Standards of for Self-Storage Facilities.

Additionally, Mr. Morrison reiterated that the facility’s design faces access to storage units toward the interior of the site and the proposed exterior elevations include a combination of face brick and veneer stone.

30 Commissioner Chandler noted that the office-portion of the self-storage facility that includes the corner tower-feature at the southeast corner of the facility is the most aesthetically-pleasing element of the proposed self-storage structure.

35 Jared Placek, Manhard Consulting, Ltd., addressed the proposed landscaping of the site noting the size of proposed trees are three caliper inches and the height of the trees are approximately six feet.

Brian Harrington, 3 Dimension Construction Management, reviewed the proposed facility’s building elevations and noted that the majority of the facility will only be approximately ten (10’) in height.

40 Tina Deneke, property owner, addressed the Plan Commission and pointed out that the subject property was at one time entirely zoned “M” Manufacturing and the original plan for the property was to locate her husband’s plastics injection molding business on the site. She explained the business which would have operated 24-hours per day with considerable truck traffic. Ms. Deneke noted that the plan to develop the property has evolved over time to include general office use and hopefully a future general office use will occupy the parcel adjacent to Ruth Road serving to buffer the self-storage facility if it is approved.

45 Commissioner Chandler asked the residents in attendance who are opposed to the project have had any of their concerns alleviated after listening to the project review presentation.

50 Mr. Wasielewski stated that he wished the proposed development included greater employment opportunities than would be offered by a self-storage facility.

5 Commissioner Hahn stated that he felt positive about the project prior to this evening's public hearing, particularly the re-zoning of the property along Ruth Road to "O-1" General Office District. Additionally, Commissioner Hahn noted that he was happy the proposed self-storage facility did not include outside storage and did include additional landscaping, masonry exterior and a lighting plan sensitive to the adjoining and neighboring properties.

Commissioner Nichols stated that she is generally in favor of the request.

10 Commissioner Robert Chandler stated he is in favor of the request and generally happy with the proposed design of the self-storage facility

A MOTION was made to close the public hearing to consider Petition No. 16-4.1.

MOVED: Commissioner Nichols
SECONDED: Commissioner Hahn
15 **AYES: Commissioners Darci Chandler, Hahn, Nichols, Robert Chandler and**
Chairman Kibort
NAYS: None
ABSTAIN: None
20 **MOTION CARRIED 5:0:0**

20 **A MOTION was made to recommend approval of the request from Merchants Retail Partners, Petitioner and Tina Deneke, Owner, - Request for (i) a Final Plat of Subdivision; (ii) a Zoning Map Amendment to rezone property from "O-1" General Office District to "M" Manufacturing District and "M" Manufacturing District to "O-1" General Office District; (iii) Special Use Permit for Self-Storage Facility; and (iv) Site Plan Review, including any relief as may be necessary to allow for development in accordance with the submitted site plan and pursuant to the requirements of Section 156.068 and Section 156.204 of the Huntley Zoning Ordinance, subject to the following conditions:**

- 30 **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 plans and require approval from 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.**
- 4. The petitioner shall obtain final approval of the Landscape Plan from the Development Services Department.**
- 5. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.**
- 40 **6. No building plans or permits are approved as part of this submittal.**
- 7. No sign permits are approved as part of this submittal.**
- 8. Any signage to be proposed in the future shall conform to the Village Commercial Design Guidelines. Any ground signage shall be limited to six feet in height and shall be constructed of a masonry base and sign surround to match the building materials.**
- 45 **9. A Plan Commission certificate shall be added to the Final Plat of Subdivision**

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

7. Discussion

5 Director Nordman noted that the next Plan Commission meeting is scheduled for Monday, April 25, 2016, however at this time there are no petitions scheduled for consideration that evening.

8. Adjournment

10 **At 7:34 pm, a MOTION was made to adjourn the March 14, 2016 Plan Commission meeting.**

MOVED: Commissioner Lori Nichols

SECONDED: Commissioner Darci Chandler

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

15 **NAYS: None**

ABSTAIN: None

MOTION CARRIED 5:0:0

20 Respectfully submitted,

James Williams

Planner

Village of Huntley