

VILLAGE OF HUNTLEY
PLAN COMMISSION MEETING
Monday, May 9, 2016
MINUTES

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CALL TO ORDER

Vice-Chair Dawn Ellison called to order the Village of Huntley Plan Commission meeting for May 9, 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 Vice-Chair Dawn Ellison led the Pledge of Allegiance.

ROLL CALL

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PLAN

COMMISSIONERS: Commissioners Darci Chandler, Ron Hahn, Terra DeBaltz, and Vice-Chair Dawn Ellison

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COMMISSIONERS

ABSENT: Commissioners Lori Nichols and Robert Chandler and Chairman Tom Kibort

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 April 11, 2016 Plan Commission Meeting Minutes was tabled.

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6. Public Hearing(s)

A. Petition No. 16-5.1, Henderson Products Inc., petitioner, and Richard Crandall, owner, 11921 Smith Drive - Request for a Special Use Permit for Outdoor Storage of Vehicles in the "M" Manufacturing District pursuant to the requirements of Section 156.068 of the Huntley Zoning Ordinance.

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Background Information

Planner Williams began the PowerPoint presentation by noting that the petitioner, Henderson Products Inc., 1085 South 3rd Street, Manchester, IA 52057, and the owner, Richard Crandall, 9820 West Foster Avenue, Rosemont, IL 60018, are requesting a Special Use Permit for the Outdoor Storage of Vehicles within the ±7.35-acre "M" Manufacturing District-zoned property at 11921 Smith Drive.

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Development Summary

Planner Williams stated that Henderson IDC – Illinois (Henderson) is the contract purchaser of 11921 Smith Drive. The property is the current home of GFS Construction (GFS) which was purchased in 2013 by the Aldridge Group. GFS previously received approval of a special use permit for a bulk material storage yard in May 2007.

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Henderson, headquartered in Manchester, Iowa, is a custom manufacturer of heavy-duty work truck equipment. They specialize in the manufacturing and installation of snow and ice control equipment for municipal, state, and tollway trucks. The Huntley facility would be utilized for the installation of new equipment on new truck chassis, service of equipment, and distribution of equipment. They currently have a facility along Interstate 90

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in Gilberts which would be relocated to Huntley upon approval of the special use permit. Henderson is proposing only minor changes to the property which would include yard cleanup, new entry signage and awning, and minor work to the interior of the building (lighting, cleaning, painting, and remodeling the reception area).

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Staff Analysis

Planner William continued the presentation noting that the subject site, 11921 Smith Drive, is zoned “M” Manufacturing which requires the approval of a special use permit for the outdoor storage of vehicles. Henderson will utilize the existing paved yard for the storage of truck chassis, dump bodies, snow plows, and other products

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Special Use Permits

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:

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

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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.

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(b) No Undue Adverse Impact. The proposed use, drainage and development will not have a substantial or undue adverse effect upon adjacent property, the character of the area or the public health, safety and general welfare.

(c) No Undue Interference with Surrounding Development. The proposed use and development will be constructed, arranged and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable district regulations.

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(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.

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(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.

Planner Williams noted that the petitioners’ responses the General Standards for Special Uses were included as an attachment to the staff report and, in light of Henderson’s proposed use of the subject property being so similar to the previous use of the property, all of the responses reflected conformance with these Standards.

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Village Board Conceptual Review

Planner Williams stated that the Village Board reviewed the conceptual plans for the project at their April 21, 2016 Committee of the Whole meeting and was generally supportive of the proposal.

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Action Requested

The petitioners request a motion of the Plan Commission, to recommend approval of Petition No. 16-5.1, Henderson Products Inc., petitioner, and Richard Crandall, owner, 11921 Smith Drive - Request for a Special Use Permit for Outdoor Storage of Vehicles in the “M” Manufacturing District pursuant to the requirements of Section 156.068 of the Huntley Zoning Ordinance.

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

1. All improvements must occur in full compliance with all applicable Village Municipal Services (Engineering, Public Works, Planning and Building), practices and permit requirements.
2. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
3. No Signage is approved as part of the Special Use Permit.

A MOTION was made to open the public hearing to consider Petition No. 16-5.1.

MOVED: Commissioner Hahn

SECONDED: Commissioner DeBaltz

**AYES: Commissioners Darci Chandler, Hahn, DeBaltz, and
Vice Chair Ellison**

NAYS: None

ABSTAIN: None

MOTION CARRIED 4:0:0

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. The following individuals were sworn in:

James Williams, Village of Huntley

Dominic Carbonari, SIOR, Executive Vice President with JLL, 8755 West Higgins Road, Suite 750, Chicago, IL 60631

Dominic Carbonari, introduced himself to the Plan Commission and stated that he assisted Henderson Products Inc. with the acquisition of the real estate in question at 11921 Smith Drive. Mr. Carbonari stated that did not have anything to add to Staff's presentation and welcomed any questions the Plan Commission had regarding the proposed project.

Commissioner Darci Chandler stated that she was happy with the proposed use of the property and did not have questions or concerns regarding the Special Use Permit request.

Commissioner Hahn asked if Henderson Products, Inc. sold vehicles and equipment exclusively to municipal clients.

Mr. Carbonari responded that he believed the overwhelming majority of the Henderson's clients were municipalities and only a small percentage of their sales were to private entities, but that he would be happy to research the question further and provide any feedback to Staff to send along to Commissioner Hahn.

Vice Chair Ellison stated that she was in favor of the request and did not have any concerns or questions for the petitioners' representative.

Commissioner DeBaltz stated that she did not have specific questions or concerns with the petitioners' request for a Special Use Permit for Outdoor storage of vehicles on the subject property.

A MOTION was made to close the public hearing to consider Petition No. 16-5.1.

MOVED: Commissioner Darci Chandler

SECONDED: Commissioner DeBaltz

AYES: Commissioners Darci Chandler, Hahn, DeBaltz, and

Vice Chair Ellison

NAYS: None
ABSTAIN: None
MOTION CARRIED 4:0:0

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A MOTION was made to recommend approval of the request from Henderson Products Inc., petitioner, and Richard Crandall, owner, 11921 Smith Drive - Request for a Special Use Permit for Outdoor Storage of Vehicles in the “M” Manufacturing District pursuant to the requirements of Section 156.068 of the Huntley Zoning Ordinance., subject to the following conditions:

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1. All improvements must occur in full compliance with all applicable Village Municipal Services (Engineering, Public Works, Planning and Building), practices and permit requirements.

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

3. No Signage is approved as part of the Special Use Permit.

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MOVED: Commissioner Hahn
SECONDED: Commissioner Darci Chandler
AYES: Commissioners Darci Chandler, Hahn, DeBaltz, and Vice Chair Ellison
NAYS: None
ABSTAIN: None
MOTION CARRIED 4:0:0

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7. Discussion

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Director Nordman noted that the next Plan Commission meeting is scheduled for Monday, May 23, 2016, and there were two (2) projects tentatively scheduled for conceptual review that evening; one, the Huntley Development Limited Partnership LLC (Horizon Group) request for the proposed relocation of a portion of Eakin Creek at the northwest corner of Route 47 and Jim Dhamer Drive; and two, Advocate Health Care’s proposal for a new facility at the southern end of Quality Drive in Huntley.

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8. Adjournment

At 6:45 pm, a MOTION was made to adjourn the May 9, 2016 Plan Commission meeting.

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MOVED: Commissioner Hahn
SECONDED: Commissioner DeBaltz
AYES: Commissioners Darci Chandler, Hahn, DeBaltz, and Vice Chair Ellison
NAYS: None
ABSTAIN: None
MOTION CARRIED 4:0:0

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Respectfully submitted,
James Williams
Planner
Village of Huntley