

**VILLAGE OF HUNTLEY**  
**PLAN COMMISSION MEETING**  
Monday, June 27, 2016  
MINUTES

5

**CALL TO ORDER**

Chairman Tom Kibort called to order the Village of Huntley Plan Commission meeting for June 27, 2016 at 6:31 pm in the Municipal Complex Village Board Room at 10987 Main Street, Huntley, Illinois 60142. The room is handicap accessible.

10

**PLEDGE OF ALLEGIANCE**

Chairman Tom Kibort led the Pledge of Allegiance.

**ROLL CALL**

15

**PLAN**

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

**COMMISSIONERS**

20

**ABSENT:** Commissioners Lori Nichols and Robert Chandler

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

25

4. Public Comments None.

5. Approval of Minutes

A. Approval of the May 23, 2016 Plan Commission Meeting Minutes

30

**A MOTION was made to approve the May 23, 2016 Plan Commission Meeting Minutes as written.**

**MOVED:** Vice Chair Ellison

**SECONDED:** Commissioner Darci Chandler

35

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

**NAYS:** None

**ABSTAIN:** Commissioner Hahn

**MOTION CARRIED 4:0:1**

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B. Approval of the June 13, 2016 Plan Commission Meeting Minutes

**A MOTION was made to approve the June 13, 2016 Plan Commission Meeting Minutes as written.**

45

**MOVED:** Commissioner Hahn

**SECONDED:** Commissioner Darci Chandler

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

**NAYS:** None

**ABSTAIN:** Commissioner DeBaltz and Vice Chair Ellison

**MOTION CARRIED 3:0:2**

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6. Public Hearing(s)

- 5 A. Petition No. 16-6.4, MEV Huntley LLC, petitioner, and Huntley Crossings Development LLC, owner, Outlot 7 in the Huntley Crossings Subdivision (PIN #02-05-325-002) – Request for a Final Plat of Subdivision and Final Planned Unit Development, including any necessary relief for a Sherwin-Williams paint store within the “B-3 (PUD)” Shopping Center Business – Planned Unit Development-zoned property.

### **Development Summary**

10 Planner Williams outlined a PowerPoint presentation outlining the subject request from MEV Huntley LLC on behalf of Sherwin-Williams for the proposed development of a ±3,500 square foot paint store and related improvements on the ±1.13 acre site resulting from the subdivision of Outlot 7, Huntley Crossings – Phase 1. The Sherwin-Williams development will be located directly south of the Culvers Restaurant.

15 Planner Williams stated that the site is governed by the November 2006 annexation agreement for Huntley Crossing – Phase 1 designating the “B-3 (PUD)” Shopping Center Business – Planned Unit Development zoning for the property and adherence to the Village’s Commercial Design Guidelines.

### **Staff Analysis**

#### ***Final Plat of Subdivision***

20 Planner Williams noted that the existing ±3.42-acre Outlot 7, Huntley Crossings – Phase 1 is proposed to be subdivided into two (2) lots; Lot 7A, the northernmost ±1.13-acre tract proposed for Sherwin-Williams and; Lot 7B, the ±2.29-acre residual portion of the Outlot to the south. Planner Williams stated that the “B-3” zoning district requires a minimum lot area of 80,000 square feet and minimum lot width of 200 feet; therefore, Lot 7A  
25 will require relief to allow a lot area of 49,222 square feet and lot width of 135 feet. Lot 7B (99,632 sf and 272.54 ft) exceeds both the 80,000 square foot minimum lot size as well as the 200-foot minimum lot width.

#### ***Site Plan***

30 Planner Williams reviewed the proposed development includes a single drive providing ingress/egress to the site from the north-south Huntley Crossings access road. The drive aisle on the front of the site provides cross-access to the south and to the Culvers restaurant to the north. The annexation agreement dictates a parking ratio of four (4) parking spaces per 1,000 square feet of floor area requiring fourteen (14) parking stalls. The site plan includes twenty-four (24) parking spaces, including two (2) accessible spaces.

#### ***Building Elevations***

35 The exterior materials for the proposed paint store include a combination of dark red brick with contrasting tan brick base and accent band. Additional architectural elements include stone caps on the building’s column features, black fabric awnings above windows and an EIFS cornice.

#### ***Landscaping***

40 Planner Williams stated that the Annexation Agreement requires adherence to the Village’s Commercial Design Guidelines including foundation landscaping and trees and shrubbery beds around the site perimeter. Planner Williams stated that the proposed landscape plan includes the requisite number of perimeter shade and ornamental trees, foundation plantings, landscape beds on the north, south and east portions of the property site  
45 as well as evergreen plantings proposed at the base of the site’s monument sign.

#### ***Lighting***

50 The parking lot lighting the for the site was reviewed and Planner Williams stated that same Sternberg Prairie-Style light fixture installed on both the BMO Harris Bank and Culvers Restaurant sites will be used on the Sherwin-William site and the photometric plan for the site must conform to requisite 2.0 foot-candle average and 0.5 foot-candle maximum at the Outlot property line.

**Signage**

The proposed monument sign for the site is a two-sided, 6'-0"-tall, 32 square foot sign mounted upon a masonry base at the southwest corner of the site. In order to match the template design approved as part of the Preliminary Planned Unit Development for Huntley Crossings – Phase 1, the proposed sign requires brick on the sides and a stone cap along the top.

There are three (3) proposed building wall signs: one on the west (front) elevation facing Route 47 and one on each of the north and south elevations both requiring relief for signs without street frontage.

**REQUIRED RELIEF**

Planner Williams reviewed the following elements of relief that are included as part of the PUD approval process:

1. Relief from the 80,000 square foot minimum lot area required in the “B-3” zoning district to allow a 49,222 square foot lot.
2. Relief from the 200 feet minimum lot width required in the “B-3” zoning district to allow a lot width of 135 feet.
3. Relief is required for the two (2) additional wall signs proposed for the north and south sides of the building.

**VILLAGE BOARD CONCEPT REVIEW**

Planner Williams stated that the Village Board reviewed conceptual plans for the project at their March 3<sup>rd</sup> and April 14, 2016 Committee of the Whole meetings. On March 3<sup>rd</sup> the Village Board expressed concern regarding the petitioner’s original design for the building and suggested several changes. The petitioner presented revised elevations at the April 14<sup>th</sup> Committee of the Whole meeting, which were favorably reviewed by the Village Board. Planner Williams noted the revised elevations added the following architectural elements:

- The height of the parapet wall was raised over the building’s main entrance.
- A window and awning were added to the south elevation.
- The awning color was changed to black.
- The light brown colored brick was changed to a dark red brick and contrasting base and brick accent band were added to all elevations.
- Prairie-style light sconces were added to the building elevations.

**REQUESTED ACTION**

Planner Williams concluded the PowerPoint presentation stating that the petitioners request a motion of the Plan Commission, to recommend approval of Petition No. 16-6.4, MEV Huntley LLC, petitioner, and Huntley Crossings Development LLC, owner, Outlot 7, Huntley Crossing – Phase 1 (PIN #02-05-325-002), Requesting a Final Plat of Subdivision and Final Planned Unit Development, including any necessary relief for a Sherwin-Williams paint store within the “B-3 (PUD)” Shopping Center Business – Planned Unit Development-zoned property.

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

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 proposed monument sign shall include brick sides and stone cap to match the Huntley Crossings ground sign template.
5. The petitioner shall obtain final approval of the Landscape Plan from the Development Services Department.
6. All permanent and seasonal plantings must be replaced immediately upon decline.
7. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
8. 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. Failure to record the Plat(s) of Subdivision within three (3) months shall render the documents null and void.
9. No building permits are approved as part of this submittal.
10. No sign permits are approved as part of this submittal.

**A MOTION was made to open the public hearing to consider Petition No. 16-6.4.**

**MOVED: Vice Chair Ellison**

**SECONDED: Commissioner Hahn**

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

**NAYS: None**

**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

Keven Vernick, MEV Huntley LLC, 2000 North Racine - Suite 2110, Chicago, IL 60614

Kevin Vernick, MEV Huntley LLC, addressed the Plan Commission and stated he had nothing to add to the Staff report outlining the proposed request.

Commissioner Hahn was curious if the orientation of the proposed building was similarly aligned with the Culver’s building on the adjacent lot to the north.

Mr. Vernick confirmed that the west elevation of the proposed Sherwin-Williams facility building aligned closely with the west elevation of the Culver’s building site to the north.

Vice Chair Ellison asked if the window on the north elevation included an awning and if there was any consideration for a sign on the rear (east) elevation of the proposed building.

Mr. Vernick stated that the window on the north side of the building did include an awning and that he would investigate the possibility of including a wall sign on the east elevation of the proposed building.

Chairman Kibort encouraged the use of high-quality materials for any faux windows proposed for the building.

Commissioner DeBaltz stated that she was in favor of the request and did have any issues with the development plans reviewed this evening.

Commissioner Darci Chandler noted that although the accessible space on the north side of the building had sufficient striping but appeared to be missing the pavement symbol.

Mr. Vernick acknowledged the omission and agreed to provide both the requisite accessible parking space pavement symbol and signage.

**A MOTION was made to close the public hearing to consider Petition No. 16-6.4.**

**MOVED: Commissioner Vice Chair Ellison**

**SECONDED: Commissioner Darci Chandler**

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

**NAYS: None**

**ABSTAIN: None**

**MOTION CARRIED 5:0:0**

**A MOTION was made to recommend approval of the request from MEV Huntley LLC, petitioner, and Huntley Crossings Development LLC, owner, Outlot 7, Huntley Crossing – Phase 1 (PIN #02-05-325-002), Requesting a Final Plat of Subdivision and Final Planned Unit Development, including any necessary relief for a Sherwin-Williams paint store within the “B-3 (PUD)” Shopping Center Business – Planned Unit Development-zoned property, subject to the following conditions:**

- 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 proposed monument sign shall include brick sides and stone cap to match the Huntley Crossings ground sign template.**
- 5. The petitioner shall obtain final approval of the Landscape Plan from the Development Services Department.**
- 6. All permanent and seasonal plantings must be replaced immediately upon decline.**
- 7. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.**
- 8. 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. Failure to record the Plat(s) of Subdivision within three (3) months shall render the documents null and void.**
- 9. No building permits are approved as part of this submittal.**
- 10. No sign permits are approved as part of this submittal.**

**MOVED: Vice Chair Ellison**

**SECONDED: Commissioner Hahn**

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

**NAYS: None**

**ABSTAIN: None**

**MOTION CARRIED 5:0:0**

7. Petition(s)

- 5 A. Petition No. 16-6.5, Advocate Medical Group, ±5.89 acre parcel in the Huntley Corporate Park – Phase 1 Subdivision at the southeast end of Quality Drive - Conceptual Review of a Proposed Site Plan and Building Elevations for Advocate Health Care.

Summary

10 Director Nordman reviewed a PowerPoint presentation outlining the conceptual review of the proposed Advocate Health Care site including the ±5.89 acre site at the south end of Quality Drive, Route 47 to the east and Interstate 90 to the south. Director Nordman noted that the project includes construction of a ±17,500 square foot medical office building within the “O” Corporate Office Park-zoned property.

15 Director Nordman stated that he proposed plan will require approval from the Plan Commission and Village Board of the Final Plat of Subdivision and Site Plan Review, including any necessary relief and that formal application for the site development is expected to be submitted very soon.

20 Director Nordman noted that the petitioners are requesting that the Plan Commission review the proposed development to obtain feedback regarding the possibility of developing the plan as proposed. This review is conceptual and does not bind the Plan Commission or the Village in any additional review processes.

Director Nordman then turned the meeting over to the Advocate Medical Group personnel to provide a conceptual review of the proposed project.

25 Peter Messina with Advocate Medical Group addressed the Plan Commission and provided a brief introduction of the Advocate Medical Group project noting that the design of the project has evolved through negotiations between his design team and the Village Staff.

30 Mr. Messina reviewed the proposed project site at the southern end of Quality Drive noting that the approximately 18,000 square feet Advocate facility will accommodate primary health care, physician offices, imaging/laboratory services and community spaces.

Michael McGinn with HDR Architecture reviewed the design elements of the proposed Advocate Medical Group facility building.

35 Commissioner Hahn had questions regarding how the principal exterior materials were selected for the proposed building.

40 Mr. Messina stated that the building materials were chosen partly upon their aesthetics but also their durability and longevity, particularly the metal panels and cast stone.

Commissioner Hahn asked when the developer hoped to break-ground on the project and Mr. Messina noted that they would like to begin as soon as possible and hope to be underway this August.

45 Commissioner Hahn asked about the status of the existing Advocate Medical Group in the Regency Square office building and Mr. Messina stated that the office in Regency Square will remain open given that it provides different health care services than the services to be provided in the Quality Drive facility.

Vice Chair Ellison asked about the size of the canopy on the west side of the building.

50 Mr. McGinn noted that the length of the canopy will accommodate three (3) vehicles, but is intended to cover only the passenger side of vehicles.

Vice Chair Ellison also noted her concern about the architecture of the south-facing elevation and the relatively wide expanse of that portion of the building.

5 Mr. McMinn pointed out that building illustrations do not necessary accurately depict the relief and articulation provided by some of the architectural features included along the south elevation of the building.

10 Vice Chair Ellison asked about how clients arriving in an ambulance or departing in an ambulance would get in and out of the building and Mr. Messina noted that this activity would be handled through the rear (west) service door to the facility.

Chairman Kibort suggested extending the canopy to serve both the driver- and passenger-sides of the vehicles.

15 Chairman Kibort asked if there was an opportunity for the use of geothermal energy for the facility and Mr. Messina stated that this is not a design consideration for this facility.

Vice Chair Ellison confirmed that all roof-top mounted equipment would be adequately screened.

20 Chairman Kibort reminded the petitioner of the Village's requirement to adhere to the Kane County Stormwater Ordinance including the five-year maintenance plan for plant materials within any storm water feature.

Chairman Kibort asked about the site signage specifics and Mr. Messina noted that a monument sign will be installed adjacent to Quality Drive.

25 In regard to a sign adjacent to Route 47, Mr. Messina noted that this was not currently considered.

B. Petition No. 16-6.6, Village of Huntley, Conceptual Review of a Proposed Zoning Ordinance Text Amendment

**Summary**

30 Director Nordman reviewed a PowerPoint presentation outlining the proposed text amendment process that began following the Village Board's approval on January 28, 2016 of a month moratorium on the issuance of an occupancy permit or any other development approval or building permit for payday loan facilities, currency exchanges, resale shops, pawn shops and similar uses in order to review the existing uses and determine the proper zoning classification and regulations for such establishments as well as the review process for locating such establishments in the Village.

40 Director Nordman noted that the moratorium was enacted due to an increase in the number of inquiries for locating payday loan facilities, currency exchanges, resale shops, pawn shops and similar uses within the Village. Director Nordman stated that while these uses are permitted and special uses within the Village's Zoning Ordinance, he acknowledged that the secondary effects of these uses could be detrimental to development within the Village.

45 Furthermore, Director Nordman stated that these uses could effectively limit the ability to attract diverse types of business and therefore warrant further study to determine proper zoning classifications and regulations. Director Nordman pointed out that the moratorium on the issuance of an occupancy permit or any other development approval or building permits extends to July 31, 2016.

50 Director Nordman stated that at this time staff is requesting conceptual review by the Plan Commission for the proposed definitions and acceptable zoning districts for the subject uses. Following discussion by the Plan Commission, staff will proceed with scheduling the required public hearing.

**Staff Analysis**

Director Nordman reviewed the definitions for the proposed uses that are subject to the moratorium. Director Nordman pointed out that currently none of the uses are defined within the Zoning Ordinance and that the proposed zoning districts to accommodate the permitted uses and special uses are listed below each definition. Director Nordman reviewed that if a use is listed as “permitted” it may locate within a zoning district by right and does not require approval from the Plan Commission or Village Board. Additionally, if a use is listed as a “special use” it is considered as having a special impact or uniqueness that requires careful review of its location, design, configuration and impact to determine the desirability of permitting it on any given site. Special uses are reviewed and approved by the Plan Commission and Village Board.

**Proposed Definitions:**

**ANTIQUÉ SALES:** Antique Sales engage exclusively in the business of selling, bartering, or exchanging items which are by their style, design, or use commonly considered to be of another era or age, and not simply because the same is not a new product, including but not limited to works of art, pieces of furniture, decorative objects, clocks, lamps, clothing, rugs, toys, and the like. This definition excludes firearms, and vehicles and vehicle parts, both restorable and in working condition. This definition further excludes “pawn shops and “secondhand store”. A store that primarily sells books is included under “bookstore”.

**Proposed zoning districts:** Permitted in the “B-2” Highway Service, “B-3” Shopping Center Business, “B-4” Adaptive Reuse Business, “C-1” Neighborhood Business District and “C-2” Regional Retail.

**AUCTION HOUSE:** An enclosed place or establishment conducted or operated for compensation or profit as a private or public market where items are offered for sale through competitive bidding. The term "auction house" shall not include on premises estate, foreclosure, real estate or personal property sales conducted upon the estate, foreclosed or for sale property or property belonging to the personal property owner.

**Proposed zoning districts:** Special Use in the “M” Manufacturing and “ORI” Office/Research Industrial District

**CURRENCY EXCHANGE:** A commercial use that exchanges common currencies, sells money orders, or cashier’s checks and cashes checks as its principal business activity. “Currency Exchange” shall not include a “Financial Institution.”

**Proposed zoning districts:** Special Use in the “B-3” Shopping Center Business and “C-2” Regional Retail.

**FURNITURE SALES, USED:** A retail store that buys or accepts donations and sells previously used furniture that is in good repair or has been restored or reconditioned to a clean and usable condition.

**Proposed zoning districts:** Special Use in the “B-2” Highway Service, “B-3” Shopping Center Business, and “C-1” Neighborhood Business District and “C-2” Regional Retail.

**PAWN SHOP:** An establishment that engages, in whole or in part, in the business of receiving property in pledge or as a security for money or other things advanced to the pawner or pledger.

**Proposed zoning districts:** None.

**PERSONAL LOAN AGENCY:** An establishment providing loans to individuals in exchange for receiving personal checks or titles to the borrower’s motor vehicles as collateral. The definition excludes “financial institution” and “currency exchange”.

**Proposed zoning districts:** Special Use in the “B-3” Shopping Center Business and “C-2” Regional Retail.

**SECONDHAND STORE:** A retail store that buys or accepts donations and sells previously used merchandise, such as clothing, furniture, appliances, household goods, sporting goods, recreational equipment or other merchandise not considered to be antique, that is in good repair or has been restored or reconditioned to a clean and usable condition.



**Proposed zoning districts:** Special Use in the “B-2” Highway Service, “B-3” Shopping Center Business, “C-1” Neighborhood Business District and “C-2” Regional Retail.

5 The following tables provide a comparison of the existing and proposed zoning districts for the uses that are subject to the moratorium.

**PERMITTED AND SPECIAL USES**

USE		RE-1	RE-2	R-1	R-2	R-3	R-4	R-5	B-1	B-2	B-3	B-4	O-1	HC	M	ORI
Antique Sales	Existing								S	X	X	X				
	Proposed									X	X	X				
Auction House	Existing									X					S	
	Proposed														S	S
Currency Exchange	Existing									X	X					
	Proposed										S					
Furniture Sales, Used	Existing									X	X					
	Proposed									S	S					
Pawn Shop	Existing									X						
	Proposed															
Personal Loan Agency	Existing									X	X		S			
	Proposed										S					
Secondhand Store	Existing									S	S					
	Proposed									S	S					

X = Permitted Use      S = Special Use

10 **PLANNED DEVELOPMENT DISTRICT – PERMITTED AND SPECIAL USES**

USE		ER	ER-1	ER-2	SF-1	SF-2	MF-1	MF-2	C-1	C-2	O	BP	P
Antique Sales	Existing								X	X			
	Proposed								X	X			
Currency Exchange	Existing								X	X	X		
	Proposed									S			
Furniture Sales, Used	Existing								X	X			
	Proposed								S	S			
Personal Loan Agency	Existing								X	X	X		
	Proposed									S			
Secondhand Store	Existing								S	S			
	Proposed								S	S			

X = Permitted Use      S = Special Use

**Village Board Conceptual Review**

15 Director Nordman stated that the Village Board favorably reviewed the proposed amendments on June 23, 2016, and referred it to the Plan Commission to begin the formal development review and approval process.

**REQUESTED ACTION**

20 Director Nordman requested that the Plan Commission review the proposed text amendment to obtain any feedback that they may have regarding the possibility of proceeding with it as proposed and that this review is conceptual and does not bind the Plan Commission or the Village in any additional review processes.

8. Discussion

Director Nordman stated that the next Plan Commission meeting is scheduled for Monday, July 11, 2016.

25 9. Adjournment

**At 7:37 pm, a MOTION was made to adjourn the June 27, 2016 Plan Commission meeting.**

30 **MOVED: Vice Chair Ellison**

**SECONDED:** Commissioner Darci Chandler  
**AYES:** Commissioners Darci Chandler, Hahn and DeBaltz, Vice Chair Ellison and  
Chairman Kibort  
**NAYS:** None  
5 **ABSTAIN:** None  
**MOTION CARRIED 5:0:0**

Respectfully submitted,

*James Williams*

10 Planner

Village of Huntley