

VILLAGE OF HUNTLEY
PLAN COMMISSION MEETING
Monday, July 23, 2012
MINUTES

5

CALL TO ORDER

Chairman Tom Kibort called to order the Village of Huntley Plan Commission meeting for July 23, 2012 at 6:31 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, and J.R. Westberg and Chairman Tom Kibort

COMMISSIONERS

ABSENT: Commissioners Dawn Ellison and Robert Chandler

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

Chairman Kibort suggested taking a moment of silence in commemoration of the victims of the shooting in Aurora, Colorado last Thursday evening.

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3. Public Comments

There were no Public Comments offered.

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4. Approval of Minutes

A. Approval of the July 9, 2012 Plan Commission Public Hearing Minutes

A MOTION was made to approve the July 9, 2012 Plan Commission Public Hearing Minutes as written.

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MOVED: Commissioner Hornig
SECONDED: Commissioner Nichols
AYES: Commissioners Stensing, Hornig, Nichols, Westberg, and Chairman Kibort
NAYS: None
ABSTAIN: None
MOTION CARRIED 5:0:0

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5. Public Hearing(s)

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A. Petition No. 12-7.2, 47 Lot 4 LLC, 47 Lot 5 LLC and Standard Bank and Trust Co., as Trustee #17383 – Public Hearing for Special Use Permits for Drive-Through Food Service Establishments within the “C-2-PDD” Regional Retail – Planned Development District, Preliminary and Final Plat of Subdivision, and Site Plan Review, including approval of such relief as may be necessary to allow development in accordance with the site plan that has been submitted to, and is on file with, the Village of Huntley, pursuant to the requirements of Village of Huntley Ordinance (O) 1999.08.12.04 establishing the Regency Square Development Guidelines

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Director Nordman reviewed the PowerPoint presentation outlining the request which includes three components:

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1. Preliminary/Final Plat of Subdivision
2. Site Plan Review
3. Special Use Permits for Drive-through facilities

BACKGROUND INFORMATION

Petitioner: 47 Lot 4 LLC and 47 Lot 5 LLC
2860 Galvin Drive
Elgin, IL 60124

Owner: Standard Bank and Trust Co., as Trustee #17383
Land Trust Department
7800 W. 95th Street
Hickory Hills, IL 60457

Subject Location: Lots 4, 5 and 6 of Regency Square Phase 2A

Request: The petitioner is requesting Special Use Permits for two Drive-Through Food Service Establishments within the “C-2-PDD” Regional Retail – Planned Development District, Preliminary and Final Plat of Subdivision to resubdivide Lots 4, 5 and 6 in Regency Square Phase 2A, and Site Plan Review, including approval of such relief as may be necessary to allow development in accordance with the site plan that has been submitted with the Development Application.

PRELIMINARY/FINAL PLAT OF SUBDIVISION

Director Nordman reviewed the petitioner’s proposal to resubdivide Lots 4, 5 and 6 in Regency Square Phase 2A. The resubdivision will resize the three existing lots to accommodate the proposed development. The following provides a summary of the existing, proposed, and required lot area and width for each of the proposed lots.

		EXISTING	PROPOSED	MINIMUM REQUIRED	RELIEF REQ'D.
Lot 4 / Lot 1A	Width	229.10 ft.	144.00 ft.	200 ft.	Yes
	Area	86,077 sf	53,149 sf	43,560 sf	No
Lot 5 / Lot 2A	Width	220.00 ft.	202.00 ft.	200 ft.	No
	Area	90,564 sf	80,430 sf	43,560 sf	No
Lot 6 / Lot 3A	Width	237.67 ft.	340.77 ft.	200 ft.	No
	Area	99,268 sf	142,329 sf	43,560 sf	No

SITE PLAN REVIEW

The Petitioner is proposing the construction of new multi-tenant commercial buildings on the two lots immediately south of Chase Bank in the Regency Square development. Both lots are zoned “C-2” Regional Retail District. Tenants would include Rookies All-American Pub and Grill (tenant space C) and Jimmy John’s Gourmet Sandwiches (tenant space A). Lot 1A would consist of a 3,747 square foot building with two (2) tenant spaces, including a drive-through. Lot 2A would consist of a 7,977 square foot building with three (3) tenant spaces, including a drive-through for Jimmy John’s.

The proposed building elevations were reviewed by Director Nordman indicating primary use of brick veneer with a stone accent at the base of each pilaster. Canvas awnings will be located over the storefront windows. Rooftop mechanical equipment will be located at the low points on the roof and screened by the building’s

parapet wall. The trash enclosure will utilize matching brick and will have metal gates. Material and color samples have been provided by the petitioner and will be available at the meeting.

5 The proposed parking for the subject site was reviewed including the configuration to allow cross-access and shared parking between the two properties. The proposed site plan provides 35 parking spaces on Lot 1A and 91 spaces on Lot 2A for a total of 126 parking spaces between the two lots (one parking space would be provided for every 93 square feet of gross building area). An additional 28 parking spaces will be landbanked within the 100 foot landscape buffer. At the recommendation of the Plan Commission and Village Board, the petitioner has removed the golf cart parking spaces that were shown on the concept plan and replaced them with standard parking spaces. The following summarizes the parking requirements for each lot.

	BLDG.	AREA	REQUIRED SPACES	PROVIDED SPACES
	Lot 1A	3,747 sf	27 (1,850 sf retail and 1,897 sf restaurant)	35
15	Lot 2A	7,977 sf	73 (1,280 sf retail and 6,697 sf restaurant)	91
	Total	11,724 sf	100	126*

*not including landbanked parking spaces.

20 Chairman Kibort asked Staff if the parking requirements are exceeded why does the proposal include landbanked parking spaces and Director Nordman stated this is to accommodate future uses that may require more parking than initially contemplated.

25 Director Nordman reviewed parking lot lighting for the site to include a shoebox style fixture, similar to the style of fixture used for the Walgreens, Chase Bank, and the multi-tenant retail center which are located immediately north of the subject site. The proposed Challenger II Medium fixture is a flat lensed fixture that provides full-cut off. The photometric plan complies with minimum parking lot lighting requirements and maximum light levels permitted at property lines. The wall mounted lighting will utilize a Doral Series fixture to provide lighting for walkways and security purposes. The Doral Series fixture utilizes a flat lens that provides full cutoff.

35 The proposed signage package was reviewed including ground signs on each lot adjacent to Route 47 that would measure 10'-3" in height and 56 square feet in area per side. The signs are proposed to be setback 30 feet from the Route 47 right-of-way. The Regency Square Guidelines require that signs do not exceed 6'-8" in height, 54 square feet in area and are located at least 100 feet from the Route 47 right-of-way. Relief will be required from the Regency Square Guidelines for the proposed ground signs. Ground signs are also proposed on each lot adjacent to the Princeton Drive. The proposed signs will measure 6 feet in height and 24 square feet in area per side. The proposed Princeton Drive signs will require relief from the Regency Square Guidelines to allow a second ground sign on each lot.

45 Additionally, Director Nordman explained the petitioner's request includes building wall signage for both Jimmy John's and Rookies Pub and Grill. Generic signage has been shown on the building elevations for future tenants. The proposed wall signage will be internally illuminated channel letters mounted on a raceway. End-cap tenants will be allowed an additional sign on the side of their tenant space. Rookies Pub and Grill is also proposing the installation of signage on the projecting metal canopies located on the front and side elevations of their tenant space and a wall sign on the rear of the building. No other wall signage is proposed on the rear of the either building, although it would be allowed by the Regency Square Guidelines. Rookies is also proposing signage that will be painted directly on the building's side and rear elevations; however, no details have been provided for design of these signs.

SPECIAL USE PERMITS

5 Director Nordman pointed out that the Regency Square Guidelines require drive-through restaurants to obtain approval of a Special Use Permit. The proposed site plan provides a drive-through on Lot 1A for Unit D and another drive-thru on Lot 2A for Unit A. The drive-through for Unit D will be for Jimmy John's Gourmet Sandwiches. A tenant has not been announced for Unit A; however, it is expected that it will be for food service.

10 Additionally, Director Nordman reviewed that the Regency Square Guidelines require a minimum stacking of five (5) vehicles for drive-through lanes while the drive-through for Unit A (Jimmy John's) provides stacking for six (6) vehicles and the drive-through for Unit D provides stacking for up to eight (8) vehicles.

15 Director Nordman reviewed the standards the Plan Commission must consider for review of Special Use Permits which include the following:

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

- 20 (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.
- 25 (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.
- 30 (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.
- 35 (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.
- 40 (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.
- 45 (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.

REQUIRED RELIEF

50 Director Nordman reviewed each element of relief from the Regency Square Development Guidelines required for the proposed development plans:

Preliminary/Final Plat of Subdivision

1. The minimum width for a lot containing a drive-through is 200 feet. A lot width of 144 feet is proposed for Lot 1A.

Site Plan

- 1. A side yard setback of 20 feet is required. A side yard setback of 10 feet is proposed on Lot 2A and a side yard setback of 17.5 feet is proposed on Lot 1A.
- 2. A drive-through side yard setback of 10 feet is required. A drive-through setback of 5.1 feet is proposed on Lot 1A.
- 3. A building to building setback of 35 feet is required. A building to building setback of 27.5 feet is proposed between the buildings on Lots 1A and 2A.
- 4. A parking lot setback of 100 feet is required from Route 47 right-of-way. An 82 foot setback is proposed (a 39 foot setback would be provided if the landbanked parking is constructed).
- 5. Curb cuts for any drive-through establishment shall not be permitted within 100 feet of any street intersection or corner. A setback of 62.9 feet is proposed from the Princeton Drive intersection.
- 6. A side yard parking setback of ten (10) feet is required. A parking setback of 5.5 feet is proposed adjacent to the south lot line of Lot 2A.
- 7. Drive-through lanes must be separated from open parking areas, drive-through aisles or adjacent commercial uses by a planted median of no less than ten (10) feet in width. A landscaped median of four (4) feet in width is proposed on Lot 2A.

Landscaping

- 1. One tree is required for each parking lot island. The proposed landscape plan does not provide trees in the parking lot islands.
- 2. The landscaping within the 100' landscape buffer shall be "installed at a density described in the Final Landscape Plan Development Plan". The existing landscaping within the 100' landscape buffer, which was planted in accordance with the Final Landscape Plan, will be removed as part of the proposed project. Village staff notes the existing landscaping has been unmaintained and much of it has become overgrown; however, the proposed landscape plan does not propose to replace the landscaping to be removed (with exception to landscaping at the base of each ground sign and a row of landscaping adjacent to the parking lot).

Signage

- 1. A ground sign must setback 100 feet from Route 47 right-of-way. A setback of 30 feet is proposed on each lot.
- 2. A ground sign may not exceed 54 square feet per side. A ground sign of 56 square feet is proposed on each lot.
- 3. A ground sign may not be greater than 6'-8" inches in height. A ground sign of 10'-3" is proposed on each lot.
- 4. One (1) ground sign is permitted per lot. Two (2) ground signs are proposed on each lot.
- 5. The total area of wall signage per tenant cannot exceed one square foot per lineal foot of tenant frontage and the length of the sign cannot occupy more than 60% of the tenant's linear frontage. The tenant space for Jimmy John's is 25 feet in width, therefore allowing a wall sign of 25 square feet in area and 15 feet in length. The proposed Jimmy John's sign is 40 square feet and covers 64% of the tenant's linear frontage.
- 6. One (1) wall sign per tenant or one (1) per street frontage (must be located on street frontage face of the building) is allowed. Both lots front on Route 47 and Princeton Drive; therefore, allowing two wall signs for each tenant (one on the Route 47 building frontage and one on the Princeton Drive building frontage). Relief is required to allow the end-cap tenants to have an additional sign on the side of their tenant spaces (similar relief was allowed for Outlot 6 in Huntley Grove). Additionally, Rookie's Pub and Grill requires relief to allow a total of five (5) additional wall signs (2-signs on metal canopies, 2-signs painted on brick wall, 1-sign on side of building)

PLAN COMMISSION CONCEPT REVIEW

Director Nordman reviewed comments the Plan Commission had regarding the conceptual review of the proposed project at the June 11, 2012 meeting which included the following:

1. It was recommended that the ground signs be wrapped in brick/stone. *The petitioner revised the sign design to add brick on each side of the sign.*
2. There was concern with the amount of development proposed on the site.
3. It was recommended that handicap parking spaces be relocated to allow for enlarged patio areas. *The petitioner has relocated two handicap spaces to create a larger patio area.*
4. It was recommended that the golf cart spaces be replaced with standard parking spaces. *The petitioner has removed the golf cart parking spaces and added standard parking stalls.*
5. There was concern regarding truck access to the loading areas. *The petitioner has stated that deliveries are during off-peak times and deliveries are not made by semi-trailers. The petitioner has also met with their waste hauler and access to the trash enclosure is not a concern.*
6. It was recommended that directional signage be added at drive-through exits.
7. Is there adequate fire separation between the buildings? *Staff has reviewed this issue with the Village's Building Official and determined that adequate spacing is provided based on the construction type of the proposed buildings. Both buildings will also include fire suppression systems as required for all commercial buildings.*

REQUESTED ACTION

Director Nordman concluded the presentation of the petitioner's project request by reviewing the motion of the Plan Commission, to recommend approval of Petition No. 12-7.2, 47 Lot 4 LLC, 47 Lot 5 LLC and Standard Bank and Trust Co., as Trustee #17383 – Public Hearing for Special Use Permits for Drive-Through Food Service Establishments within the "C-2-PDD" Regional Retail – Planned Development District, Preliminary and Final Plat of Subdivision, and Site Plan Review, including approval of such relief as may be necessary to allow development in accordance with the site plan that has been submitted to, and is on file with, the Village of Huntley, pursuant to the requirements of Village of Huntley Ordinance (O) 1999.08.12.04 establishing the Regency Square Development Guidelines

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 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 revisions to be approved by the Village Engineer and Development Services Department.
3. The petitioners will comply with all revisions to the Final Plat of Subdivision to be approved by the Village Engineer and Development Services Department.
4. The Village of Huntley will require adherence to Illinois drainage law and best management practices for stormwater management.
5. In accordance with the Section 155.221(A)(5) of the Subdivision Ordinance, the owner shall record the Plat of Subdivision with the Recorder of Kane County within three (3) months of approval by the Village Board. Failure to record the Plat of Subdivision within three (3) months shall make it null and void.
6. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
7. As dictated Section 156.106 (H)(3) of the Zoning Ordinance, the Village Board shall have the right, in its sole discretion, to terminate the landbanking of required parking and require the property owner to increase the number of parking spaces provided for the development. Furthermore, the authorization to landbank required parking includes the stipulation that the property owner maintains and reserves the subject property as open space.
8. The allowable size of future tenant wall signage shall not exceed (2) square feet for each one (1) lineal foot the tenant's frontage and the length of the sign shall not exceed the linear frontage of the tenant's storefront.
9. The proposed Rookies Pub and Grill signage to be painted on the north and west elevations of their tenant space shall be presented to the Village Board for approval once a design has been finalized.

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

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

A MOTION was made to open the public hearing to consider Petition No. 12-7.2.

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MOVED:	Commissioner Stensing
SECONDED:	Commissioner Westberg
AYES:	Commissioners Stensing, Hornig, Nichols, Westberg, and Chairman Kibort
NAYS:	None
ABSTAIN:	None
MOTION CARRIED	5:0:0

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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:

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Charles Nordman, Village of Huntley
Mark Ebacher, Principal, Interstate Partners, 2860 Galvin Drive, Elgin, IL 60124
Al Drogosz, 13367 Deer Path Ct., Huntley, IL 60142

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Mr. Ebacher addressed the Plan Commission and mentioned how important landscaping is to the development of the proposed site and mentioned the mural-signs design has not been finalized. In regard to requested relief for signage, Mr. Ebacher pointed out that Rookie's is essentially taking up three lease spaces but is proposing less signage than would be allowed if the three lease spaces were occupied separately. Mr. Ebacher concluded his initial remarks by stating the stacking design of the proposed drive-through lanes exceeds the national standard.

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Mr. Drogosz asked about the status of any oak trees on the proposed site and what plans there are for the large boulder near the subject property.

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Mr. Ebacher stated the oak trees are located on the southern-most proposed Lot 3A (formerly known as Lot 6) and therefore not impacted by the development discussed this evening. In regard to the boulder, Mr. Ebacher stated it will remain intact and shifted to straddle the lot line between Lot 2A and Lot 3A.

Chairman Kibort stated tree preservation is the goal, but acknowledged the removal and replacement of trees may be necessary in order to accommodate development.

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Commissioner Westberg asked why trees are not proposed in the parking lot islands.

Mr. Ebacher cited the line-of-sight issue, conflict with security cameras and conflict with automobiles as reasons for not planting trees in the islands as well as why they prefer grasses, groundcover and shrubbery in lieu of trees.

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Commissioner Westberg asked for confirmation of the location of the secondary ground signs adjacent to Princeton Drive and Director Nordman pointed out the location of the two signs; one, at the southwest corner of Lot 2A (the former Lot 5) and the other at the northeast corner of Lot 1A (formerly known as Lot 4).

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Commissioner Westberg asked if the ground signs were single-sided and asked if the decorative lights above the awnings were functional.

Mr. Ebacher confirmed the ground signs are single-sided and the goose-neck lighting fixtures were both decorative and functional.

Commissioner Westberg mentioned his concern about the mural signs and there durability.

5 Mr. Ebacher offered that his firm had concerns regarding these sign elements as well, but understood the signs contributed to the theme the proprietors of the restaurants have established and they were comfortable with the vintage-look of the signs withstanding the test of time.

10 Commissioner Hornig asked if there was outdoor-seating proposed for the two eating establishments and Mr. Ebacher referenced the site plan and the areas in front of both restaurants where seats and tables are proposed.

15 Chairman Kibort stated he was concerned with the proposed mural signs, site lighting and suggested a faux window beneath the “Rookie’s” sign on the west elevation. Additionally, Chairman Kibort suggested adding an architectural element above the doorways on the rear (west-facing elevation) of the building proposed on Lot 2A.

20 Commissioner Kibort understands the issues confronting the placement of trees within parking lot islands, but remains concerned that the trees and other landscape material that are installed remain vibrant.

Mr. Ebacher stated the site landscaping, including the parking lot islands, foundation areas, plantings at the base of the ground signs and parkways, will all be irrigated.

Commissioner Stensing stated that in light of the amount of site relief requested there may be too much building for the size of the site and that he is also concerned with no trees in the parking lot islands.

25 Mr. Ebacher reiterated that site design elements, such as the design of the drive-through lanes exceeding stacking requirements, offers proof the project is appropriate for the site.

30 Commissioner Nichols stated she was concerned with the safety of pedestrian traffic moving between Lot 2A, Unit C, across the Lot 1A, Unit D drive-through aisle and Mr. Ebacher stated an aluminum-rail fence would guard against pedestrian moving in front of vehicle trafficking exiting the drive-through.

Mr. Ebacher also pointed out that a bike rack is to be located near the Jimmy John’s (Building A) entrance.

A MOTION was made to close the public hearing.

35	MOVED:	Commissioner Stensing				
	SECONDED:	Commissioner Nichols				
	AYES:	Commissioners Stensing,	Hornig,	Nichols,	Westberg,	and
		Chairman Kibort				
40	NAYS:	None				
	ABSTAIN:	None				
	MOTION CARRIED	5:0:0				

45 **A MOTION was made to recommend approval of Petition No. 12-7.2, 47 Lot 4 LLC, 47 Lot 5 LLC and Standard Bank and Trust Co., as Trustee #17383 – Public Hearing for Special Use Permits for Drive-Through Food Service Establishments within the “C-2-PDD” Regional Retail – Planned Development District, Preliminary and Final Plat of Subdivision, and Site Plan Review, including approval of such relief as may be necessary to allow development in accordance with the site plan that has been submitted to, and is on file with, the Village of Huntley, pursuant to the requirements of Village of Huntley Ordinance (O) 1999.08.12.04 establishing the Regency Square Development Guidelines subject to the following conditions including the amended Condition #8:**

1. All public improvements and site development must occur in full compliance with the submitted plans and all other applicable Village Municipal Services (Engineering, Public Works, Planning and Building) site design standards, practices and permit requirements.
- 5 2. The petitioners will comply with all final engineering revisions to be approved by the Village Engineer and Development Services Department.
3. The petitioners will comply with all revisions to the Final Plat of Subdivision to be approved by the Village Engineer and Development Services Department.
4. The Village of Huntley will require adherence to Illinois drainage law and best management practices for stormwater management.
- 10 5. In accordance with the Section 155.221(A)(5) of the Subdivision Ordinance, the owner shall record the Plat of Subdivision with the Recorder of Kane County within three (3) months of approval by the Village Board. Failure to record the Plat of Subdivision within three (3) months shall make it null and void.
6. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
- 15 7. As dictated Section 156.106 (H)(3) of the Zoning Ordinance, the Village Board shall have the right, in its sole discretion, to terminate the landbanking of required parking and require the property owner to increase the number of parking spaces provided for the development. Furthermore, the authorization to landbank required parking includes the stipulation that the property owner maintains and reserves the subject property as open space.
- 20 8. The allowable size of future tenant wall signage shall not exceed (2) square feet for each one (1) lineal foot the tenant's frontage and the length of the sign shall not exceed the linear frontage of the tenant's storefront.
9. The proposed Rookies Pub and Grill signage to be painted on the north and west elevations of their tenant space shall be presented to the Village Board for approval once a design has been finalized.

25
MOVED: Commissioner Stensing
SECONDED: Commissioner Westberg
AYES: Commissioners Stensing, Hornig, Nichols, and Westberg and Chairman Kibort
NAYS: None
30 **ABSTAIN: None**
MOTION CARRIED 5:0:0

6. Discussion
- 35 Director Nordman reminded the Plan Commissioners the next regularly scheduled meeting is Monday, August 13, 2012 and he would let them know as soon as possible when an agenda is posted for this meeting.

7. Adjournment

40 **At 7:49 pm, a MOTION was made to adjourn the July 23, 2012 Plan Commission meeting.**

MOVED: Commissioner Hornig
SECONDED: Commissioner Nichols
45 **AYES: Commissioners Stensing, Hornig, Nichols, and Westberg and Chairman Kibort**
NAYS: None
ABSTAIN: None
MOTION CARRIED 5:0:0

50 Respectfully submitted,
James Williams
Planner
Village of Huntley