

VILLAGE OF HUNTLEY
PLAN COMMISSION MEETING
Monday, August 12, 2013
MINUTES

5

CALL TO ORDER

Chairman Tom Kibort called to order the Village of Huntley Plan Commission meeting for August 12, 2013 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

Commissioner Hahn led the Pledge of Allegiance.

ROLL CALL

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PLAN

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

COMMISSIONERS

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ABSENT: Commissioners Ruby Hornig and Dawn Ellison

ALSO PRESENT:

Director of Development Services Charles Nordman, and Planner James Williams

4. Public Comments

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Mr. Zukowski, 10809 Woodstock Street, stated he has concerns regarding garbage collection at his residence.

Chairman Kibort suggested contacting the Village Development Services Department Staff to determine the best course of action to address Mr. Zukowski's concerns and Director Nordman agreed to contact Mr. Zukowski to assist him with the information he needs regarding garbage collection issues.

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5. Approval of Minutes

A. Approval of the July 22, 2013 Plan Commission Meeting Minutes

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A MOTION was made to approve the July 22, 2013 Plan Commission Meeting Minutes as written.

MOVED:

Commissioner Hahn

SECONDED:

Commissioner Hoeft

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AYES:

Commissioners Hahn, Hoeft, Nichols, and Chairman Kibort

NAYS:

None

ABSTAIN:

Commissioner Chandler

MOTION CARRIED

4:0:1

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6. Public Hearing(s)

A. Petition No. 13-8.1, N and R Properties, LLC, A ±0.291-acre site (PINs 18-28-376-081 and 18-28-376-083) generally located on the east side of Route 47 and north of the Huntley Towers Commercial Subdivision at 10870 Route 47, Public Hearing to consider a request for a (i) Final Plat of Subdivision; (ii) Rezoning from "R-2" Single Family Residence District to "B-2" Highway Service; and (iii) Site Plan Review, including approval of such relief as may be necessary to allow for 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 Section 156.204 of the Huntley Zoning Ordinance.

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Planner Williams reviewed a PowerPoint presentation outlining the subject request including:

Background Information

5 The petitioner and owner of the subject properties is N and R Properties, LLC, 149 Dundee Road, Barrington, IL 60010 proposing development of a ±7,120 square foot, twenty-three (23) stall parking lot and associated site improvements within the two (2) 0.14-acre and 0.151-acre lots (PINs 18-28-376-081 and 18-28-376-083) generally located on the east side of Route 47 and north of the Huntley Towers Commercial Subdivision at 10870 Route 47.

10 Introduction

15 Planner Williams continued stating that the Huntley Towers retail center rezoning, from “R-1” Single Family to “B-2” Highway Service, was approved in January 1996. Following completion of the 9,868 square foot, six- (6) unit facility in 1998, Planner Williams stated, the owners applied for two (2) parking variations that were necessary to allow restaurant uses to occupy tenant spaces within the retail center. The first, approved as Ordinance No. 1999-02-25-06 in February 1999 accommodated relief of eighteen (18) spaces, from the seventy-five (75) spaces required to fifty-seven (57) spaces. The second variation request, approved in August of 1999, per Ordinance No. 1999-08-19-01, granted relief of an additional fifteen (15) spaces to allow for forty-two (42) parking stalls.

20 Planner Williams continued the presentation pointing out that the parking lot for the retail center was later modified to accommodate the Route 47 widening project. The modifications included the addition of a drive aisle providing cross-access from the Huntley Court parking lot to the south, through the subject site, to the Fourth Street intersection to the north. As a result of the Route 47 widening project, parking on the site stands at 30 parking stalls including a single handicap accessible space. The current parking lot expansion therefore serves to replace parking spaces eliminated by the Route 47 widening design and increase the number of parking spaces to an amount greater than before that project.

30 Required Approvals

Planner Williams stated that the following review and approvals are required from the Plan Commission and Village Board for the proposed development of the 0.291-acre site:

- Final Plat of Subdivision (Consolidation)
- Map Amendment to rezone two lots totaling 0.291 acres from “R-2” Single Family Residence District to “B-2” Highway Service.
- Site Plan Review, including necessary relief

40 Staff Analysis

Plat of Consolidation

The petitioner is required to consolidate Parcel 2 (18-28-376-081) and Parcel 3 (18-28-376-083) with Lot 1 of the Kanakaris Subdivision, recorded on August 20, 1998, resulting in a 1.254 acres site.

45 Map Amendment

The subject parcels are currently zoned “R-2” Single Family Residence. The subject parcels were at one time the westernmost portions of Lots 18 and 19 in the Plat of Huntley’s Station (10813 and 10811 Woodstock) until they were sold to the owner of Huntley Towers in 1999. The proposed map amendment would rezone the parcels to “B-2” Highway Service, which matches the zoning for the Huntley Towers retail center and is consistent the zoning of the Route 47 corridor.

50 Site Plan Review

The proposed site plan includes a ±7,200 square foot, twenty-three (23) parking stalls and 26’-wide entrance connecting the proposed parking lot to the ingress/egress Route 47 drive aisle. The parking area perimeter

provides a 1.5' overhang and requisite twenty-four (24') wide drive aisles to allow for the proposed 9' x 17.5' parking stalls. The proposed dimensions of the parking stalls and drive aisles conform to Zoning Ordinance requirements.

5 *Parking and Traffic*

The existing Huntley Towers site has seventeen (17) parking stalls in the north lot and thirteen (13) parking spaces in the south lot for a total of thirty (30) parking spaces. The proposed twenty-three (23) additional parking stalls and resulting fifty-three (53) parking spaces will necessitate the addition of two (2) accessible spaces augmenting the existing single accessible parking stall in the north lot.

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Landscaping and Lighting

The proposed site plan meets the Zoning Ordinance requirement that no parking space shall be located within ten (10') feet from the right-of-way and that parking lots shall be screened from both the adjacent roadways and residentially zoned properties by an evergreen hedge. In addition to the proposed evergreen screening on the north, west and south sides of the lot, three (3) Douglas Fir trees are proposed along the parking area Route 47 frontage. The parking lot will be screened from the residences to the east by a retaining wall that will measure 10'6" at its highest point. In addition, two (2) Sugar Maples and two (2) Swamp White Oaks are proposed along the top of the retaining wall. A forty-two (42") inch tall handrail, proposed for installation along the top of the retaining wall, serves to provide protection for those portions of the wall not otherwise protected by an existing fencing.

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The parking lot will be illuminated with a single, Lithonia shoebox style light fixture with house-side shield mounted on twenty-three (23') foot tall poles.

25 *Requested Relief*

1. Per Section 156.151(G)(6) of the Huntley Zoning Ordinance, an eight (8') foot wide buffer area adjacent to a single-family district is required. Two (2') feet of relief is required for the six (6') wide buffer area proposed on the north side of the parking lot.

30 *ACTION REQUESTED*

The petitioner requests a motion of the Plan Commission, to recommend approval of Petition No. 13-8.1, N and R Properties, LLC, Public Hearing to consider a request for a (i) Final Plat of Subdivision; (ii) Rezoning from "R-2" Single Family Residence District to "B-2" Highway Service; and (iii) Site Plan Review, including approval of such relief as may be necessary to allow for 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 Section 156.204 of the Huntley Zoning Ordinance.

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

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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. Handicap accessible parking spaces shall be added in accordance with the Illinois Accessibility Code.
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.

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7. In accordance with Section 155.221(A)(6) of the Subdivision Ordinance, the developer shall record the plat of consolidation with the Recorder of McHenry County within three months of approval by the Village Board.
8. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
- 5 9. No building plans or permits are approved as part of this submittal.
10. No sign plans or permits are approved as part of this submittal.

A MOTION was made to open the public hearing to consider Petition No. 13-8.1.

10 **MOVED: Commissioner Nichols**
SECONDED: Commissioner Hahn
AYES: Commissioners Hahn, Hoeft, Nichols, Chandler, and Chairman Kibort
NAYS: None
ABSTAIN: None
15 **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:

20 Charles Nordman, Village of Huntley
James Williams, Village of Huntley
Thomas McCabe, Spaceco Inc., 9575 West Higgins Road, Rosemont, IL 60018
Jeffrey Clark, 10815 Woodstock St., Huntley, IL 60142
25 Dan Zukowski, 10809 Woodstock St., Huntley, IL 60142

Mr. McCabe, the petitioners' engineer for the project addressed the Plan Commission and stated he would be happy to answer any questions regarding the project.

30 Chairman Kibort and Commissioner Hahn recounted their recollection of the original development of the site and the parking variations accommodated shortly after the Huntley Towers subdivision had been built, including the last relief allowing for forty-two (42) parking stalls on the site.

35 Mr. Clark addressed the Plan Commission and stated he had concerns with the Huntley Towers site when it was originally developed, particularly the impact that the construction of the retaining wall had on a very old, large tree located in his rear yard near the northwest corner of his lot. Mr. Clark requested special attention be given to the protection of this particular tree including staying a minimum of nine (9') feet from the tree during the course of construction for the proposed parking area.

40 Mr. McCabe agreed to protect the tree and stay the minimum distance specified from the tree.

Additionally, Mr. Clark requested that any fencing installed in association with the parking lot expansion project not be placed against his garage.

45 Chairman Kibort acknowledged Mr. Clark's concerns regarding protection of the tree and agreed to add it as a condition of approval for the plan.

50 Mr. Zukowski pointed out that his residential lot, which fronts on Woodstock Street, includes the westernmost portion that will be north of the proposed parking area and he is concerned about the negative effect the parking lot may have on his property. Additionally, Mr. Zukowski also shares concerns that the existing vegetation on his property not be negatively impacted by the proposed project.

Commissioner Hahn stated he was confident the petitioner would work well with the adjacent property owners to address any issues they may have with the proposed project.

Commissioner Hoeft asked what plans were contemplated for snow removal within the parking area.

5 Mr. McCabe acknowledged there are areas to the east and west of the proposed parking lot where snow could be moved and stored.

Chairman Kibort and Commissioner Nichols stated they had no additional comments.

10 Commissioner Chandler stated he agrees that fencing or a handrail of sufficient height is needed along the top of the wall and that he preferred something more ornamental and decorative.

Mr. Clark stated that he would prefer an extension of the Huntley Towers board-on-board fence along the top of the existing retaining wall.

15 **A MOTION was made to close the public hearing to consider Petition No. 13-8.1.**

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

25 **A MOTION was made to recommend approval of Petition No. 13-8.1, Petition No. 13-8.1, N and R Properties, LLC, A ±0.291-acre site (PINs 18-28-376-081 and 18-28-376-083) generally located on the east side of Route 47 and north of the Huntley Towers Commercial Subdivision at 10870 Route 47, Public Hearing to consider a request for a (i) Final Plat of Subdivision; (ii) Rezoning from “R-2” Single Family Residence District to “B-2” Highway Service; and (iii) Site Plan Review, including approval of such relief as may be necessary to allow for development in accordance with the site plan that has been submitted to,**
30 **and is on file with, the Village of Huntley, pursuant to the requirements of Section 156.204 of the Huntley Zoning Ordinance, subject to the following conditions:**

- 35 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.**
- 40 2. **The petitioner will comply with all final engineering revisions to be approved by 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. 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.**
- 50 4. **Handicap accessible parking spaces shall be added in accordance with the Illinois Accessibility Code.**
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. In accordance with Section 155.221(A)(6) of the Subdivision Ordinance, the developer shall record the plat of consolidation with the Recorder of McHenry County within three months of approval by the Village Board.

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

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

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

11. The petitioner is to maintain a minimum of nine (9') feet separation between the retaining wall and large tree located at the northwest corner of Lot 17, Huntley Station (10815 Woodstock Street) and tree protection installed during construction.

15 12. The six (6') foot tall board-on-board fencing is to be extended and/or a forty-two (42") inch tall handrail is to be installed along the top of the proposed parking area expansion retaining wall.

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

25 B. Petition No. 13-8.2, McDonald's USA, LLC, as contract purchaser, and Viking – TDC Huntley, LLC, as owner, Outlot 8 of the Huntley Grove Commercial Subdivision (PIN 02-04-101-004), Public Hearing to consider a request for Final Planned Unit Development, including any necessary relief and a Special Use Permit for a Restaurant with a Drive-Through, pursuant to the requirements of Section 156.204 of
30 the Huntley Zoning Ordinance.

Director Nordman reviewed a PowerPoint presentation outlining the subject request including:

Background Information

35 The petitioner, McDonald's USA, LLC, c/o Goldstine, Skrodzki, Russian, Nemecek and Hoff, Ltd., 835 McClintock Drive – 2nd Floor, Burr Ridge, IL 60527, and owner, Viking – TDC Huntley, LLC, 799 Central Avenue – Suite 300, Highland Park, IL 60035 propose development of a McDonald's restaurant including dual drive-through lanes and associated site improvements within the 1.38-acre Outlot 8 of the Huntley Grove Commercial Subdivision generally located at the southeast corner of Route 47 and Kreutzer Road.

Development Summary

40 Director Nordman state that the petitioner, McDonald's USA, contract purchaser, and Viking – TDC Huntley, LLC, owner, are proposing the construction of a 4,597 square foot McDonald's Restaurant on Outlot 8 (1.38 acres) within the Huntley Grove Commercial Subdivision, adjacent to Route 47. In addition to Final Planned
45 Unit Development approval, the proposed restaurant includes dual drive-through lanes necessitating a Special Use Permit.

50 Additionally, Director Nordman stated the Annexation Agreement approved in 2007 for the subject property established the Preliminary Planned Unit Development and framework for the development of the Huntley Grove Commercial Subdivision stipulating that the Plan Commission and Village Board is to review and approve the Final Planned Unit Development plan for each Lot/Outlot. The Village's Commercial Design Guidelines, which is an exhibit to the Annexation Agreement, provides further standards for development throughout the commercial subdivision.

Required Approvals

Director Nordman pointed out that the following review and approvals are required from the Plan Commission and Village Board for the proposed development of the 1.38-acre site:

- Final Planned Unit Development, including any necessary relief
- Special Use Permit for a Restaurant with a Drive-Through

Furthermore, Director Nordman mentioned that the proposed development will also necessitate an amendment to the Annexation Agreement that originally annexed and zoned the Huntley Grove property in 2007. Specifically, an amendment is required to Article III Zoning Approvals 3.1 Zoning Districts (vi) (a) and Section 4.4. Greenbelt Perimeter Buffer and Frontage Trees, and Sidewalks of the Agreement to allow the proposed parking lot to encroach into the 100-foot greenbelt/landscape buffer along Route 47. The Village Board will consider the proposed amendment to the Annexation Agreement at the same time they review the Plan Commission’s recommendation for the project.

Staff Analysis

Final Planned Unit Development

The 4,597 square foot McDonald’s Restaurant, with dual drive-through lanes and associated site improvements, is proposed on Outlot 8 of the Huntley Grove commercial subdivision located on the second lot south of the Route 47 access drive.

Site Plan

Ingress/egress to the site will be from two drives on the east side of the Outlot to/from the north-south Huntley Grove access drive providing traffic circulation throughout the commercial subdivision. The twenty- (20’) foot wide one-way drive aisle and eighteen- (18’) wide “escape-aisle” adjacent to the drive-through lanes provides vehicular circulation within the site.

The proposed front, side and rear-yard building setbacks exceed minimum required setbacks (100-feet, 20-feet and 20-feet, respectively). The proposed parking setbacks conform to the ten (10’) foot minimum required setbacks along the side and rear lot lines; however, the front parking setback encroaches into 100-foot landscape setback adjacent to Route 47. The proposed parking lot setback adjacent to Route 47 is proposed at 70.5-feet, thereby requiring 29.5’-relief from the 100-foot landscape setback. The proposed encroachment will also necessitate the previously noted Amendment to the Annexation Agreement.

A proposed dumpster enclosure, with solid metal gates, will be constructed of brick matching the proposed restaurant’s exterior red brick. The enclosure will be located at the southeast corner of the site.

Parking

Director Nordman pointed out that the subject property is subject to the Declaration of Covenants, Conditions, Easements and Restrictions (CCRs) for Huntley Grove, recorded in 2007, which includes a requirement specifying ten (10) parking spaces per 1,000 square feet for restaurants under 5,000 square feet and fifteen (15) parking spaces per 1,000 square feet for restaurants over 5,000 square feet. The Annexation Agreement for the Huntley Grove property required a lower parking ratio of four (4) parking spaces per 1,000 square feet.

Director Nordman reviewed the following table which specifies the proposed and required parking for the site:

PROPOSED PARKING	HUNTLEY GROVE CCRS – REQUIRED PARKING - Restaurants less than 5,000 square feet - Ten (10) spaces /1,000 square feet	ANNEXATION AGREEMENT REQUIRED PARKING – four (4) spaces /1,000 square feet
47 spaces including two (2) accessible parking spaces	46 parking spaces	18 parking spaces

Building Façade

5 The building facade primarily consists of a combination of Rubigo Red face brick and Ledge Stone Arcade exterior materials. The west (front) and south (side) elevations, which include the building’s main entrances, include narrow yellow-metal canopies. The north (drive-through side) and east (rear) elevations will have aluminum-finished trellis elements. A corrugated panel system along the entire building parapet will screen the roof-mounted HVAC and mechanical equipment.

Site Lighting

10 The petitioners are proposing Sternberg Prairie Series, lantern-style, single- and double-fixtures mounted upon 4”-square posts at a height of twenty-one (21’) feet. The Village’s Zoning Ordinance requires parking lot lighting to have an average minimum illumination of two foot-candles within the parking lot and a maximum of 0.5 foot-candles at the property lines. Village staff will continue to work with the petitioners to ensure compliance with the lighting requirements prior to the issuance of a building permit.

Landscaping

15 The landscape plan submitted for the site includes foundation and perimeter plantings and trees meeting or exceeding the Village’s Landscape Ordinance and Commercial Design Guidelines. The dumpster enclosure screening includes a combination of plant materials including, most notably, fifteen (15) Emerald Green Arborvitae.

Signage – Wall

20 Director Nordman reviewed the petitioner’s proposed wall sign package included in the following table:

BUILDING ELEVATION	NUMBER OF SIGNS ALLOWED	NUMBER OF SIGNS PROPOSED	SQUARE FOOTAGE OF SIGNS ALLOWED	SQUARE FOOTAGE OF SIGNS PROPOSED	RELIEF REQUIRED
WEST (FRONT)	1	3 ^(1, 2,3)	46	76.6	FOR TWO (2) SIGNS & 30.6 S.F.
NORTH, DRIVE-THRU (SIDE)	0	2 ^(1, 3)	--	46.8	FOR TWO (2) SIGNS & 46.8 S.F.
SOUTH (SIDE)	0	2 ^(2,3)	--	43.8	FOR TWO (2) SIGNS & 43.8 S.F.
EAST (REAR)	0	1 ⁽³⁾	--	14	FOR SINGLE SIGN & 14 S.F.
TOTAL	1	8	46	181.2	SEVEN (7) ADDL. SIGNS AND 135.2 SQUARE FEET

25 THE THREE (3) TYPES OF PROPOSED WALLS SIGNS ARE:

- (1) “MCDONALD’S” SIGN – 32.8 SF
- (2) “WELCOME” SIGN - 29.8 SF
- (3) MCDONALD’S “M” SIGN - 14 SF

Signage – Ground Sign

30 The proposed ground signage for the restaurant consists of a two-sided, 4.5’ x 8’ (36 square foot/side), six (6’) foot tall monument sign adjacent to Route 47. The proposed sign includes an electronic message board and will be constructed of brick to match the building. The proposed monument sign does not match the Outlot monument sign-template approved with the Preliminary Planned Unit Development and includes an Electronic Message Center which prohibited by the Village’s Sign Regulations. Therefore, both the architectural style of the proposed Outlot monument sign and Electronic Message Board will require relief which is included as part of the Final Planned Unit Development approval.

35 The two-sided, three (3’) foot tall and 3.8 square foot directional signage proposed for the site is in conformance with all applicable Sign Regulations.

Final Planned Unit Development - Requested Relief

- 1. The Annexation Agreement requires a “100’ Greenbelt Buffer” for the Outlots along Route 47, 29.5-foot relief is therefore to accommodate the proposed 70.5-foot parking/drive-aisle setback.

2. The Sign Package requires the following relief:
 - a. Wall Signage – relief for seven (7) additional signs and an additional 135.2 square feet
 - b. Monument Sign – relief to accommodate the architectural style not matching the Outlot sign-template approved as part of the Planned Unit Development for the Huntley Grove site.
 - c. Monument Sign – relief to accommodate the Electronic Message Board

Special Use Permit

Director Nordman pointed out that the Annexation Agreement for the subject property limits drive-through restaurants to no more three (3) within the Huntley Grove Outlots and the proposed McDonald's Restaurant with dual drive-through lanes represents the first of these establishments to develop on an Outlot within the Huntley Grove commercial subdivision.

Director Nordman stated that per the Huntley Zoning Ordinance, a Special Use Permit is required for drive-through food service in the "B-3" Shopping Center Business District and 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 (with the petitioners' response to each standard shown in *italics*):

- (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.

The proposed McDonald's is consistent with the uses contemplated in the Official Comprehensive Plan along the Route 47 Corridor at this location as evidenced by the prior approval of the overall shopping center development. The prior approvals contemplated that drive-through uses may be located within the shopping center.

- (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.

The property is surrounded by commercial uses and was developed as part of a previously approved commercial shopping center development. The proposed McDonald's restaurant is consistent with the type of uses contemplated for the shopping center and will not have any negative impact on adjacent properties, drainage, 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.

The proposed development after consultation with the shopping center owner is in compliance with the recorded covenants and restrictions. These requirements ensure that the development will be harmony with the rest of the area development and will not interfere or dominate neighboring properties.

- (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.

All essential facilities to serve the property are already present and approved as part of the original commercial subdivision approval. McDonald's will continue to provide and extend these public facilities as required within the property.

- (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 *The proposed use and development is located along a commercial corridor and the adjacent roadways are improved sufficiently to handle significant traffic volume. Typically, McDonald's restaurants draw from existing traffic, rather than creating additional trips. Consequently, it will not cause undue traffic nor draw traffic through residential streets.*

- (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.

10 *The property is a vacant parcel with no natural, scenic or historical features.*

- (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.

15 *The proposed development will comply with other standards imposed by the Village.*

Village Board Concept Review

20 Director Nordman stated that the Village Board reviewed the conceptual plans for the project on June 27, 2013, and referred it to the Plan Commission to begin the formal development review and approval process. Village Board recommendations included the following:

- Relocate the parking spaces along the south side of the restaurant to the opposite side of the drive aisle to avoid conflict with queuing drive-through traffic.
- Add a larger stone cap on the monument sign. *To address this comment, the petitioner has added an extra row of brick between the top of the sign face and the concrete cap. The petitioner has also reduced the width of the sign from 11'-7" to 10 feet.*
- Add brick to the base of the directional signs.

30 Director Nordman reviewed a proposed revision to the proposed McDonald's site plan which included removal of the easternmost parking space along the southern elevation of the restaurant to in order to help to avoid conflict with traffic as recommended by the Village Board. Director Nordman stated area created by the removed parking stall would provide an opportunity for additional landscaping at the southeast corner of the building.

35 Additionally, Director Nordman reviewed a slide showing the *Outlot sign-template* approved as part of the Preliminary Planned Unit Development for the Huntley Grove subdivision which the petitioner must get relief for to accommodate their proposed monument sign.

ACTION REQUESTED

40 The petitioner requests a motion of the Plan Commission, to recommend approval of Petition No. 13-8.2, McDonald's USA, LLC, as contract purchaser, and Viking – TDC Huntley, LLC, as owner, Public Hearing to consider a request for Final Planned Unit Development, including any necessary relief and a Special Use Permit for a Restaurant with a Drive-Through, pursuant to the requirements of Section 156.204 of the Huntley Zoning Ordinance.

45 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 site plan shall be revised to remove the easternmost parking space on the south side of the restaurant to reduce conflict with the drive-through traffic queue.
5. The electronic message center sign shall contain static messages only and shall not have movement or the appearance or optical illusion of movement, of any part of the sign structure, design, or pictorial segment of the sign, including the movement or appearance of movement of any illumination or the flashing, scintillating or varying of light intensity other than that provided through an automatic dimming system to control overall illumination intensity. Each message on the sign shall be displayed for a minimum of 10 seconds. The change of messages must be accomplished immediately.
6. Brick shall be added to the base of the directional signs.
7. The petitioner shall obtain final approval of the Landscape Plan from the Development Services Department.
8. All permanent and seasonal plantings must be replaced immediately upon decline.
9. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
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. 13-8.2.

MOVED: Commissioner Hoeft
SECONDED: Commissioner Nichols
AYES: Commissioners Hahn, Hoeft, Nichols and Chandler 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 Olguin, Attorney at Law, Goldstine, Skrodzki, Russian, Nemecek and Hoff, Ltd., 835 McClintock Dr., 2nd Floor, Burr Ridge, IL 60527
 Dan Olson, Watermark Engineering Resources, Ltd., 2631 Ginger Woods Parkway, Suite 100, Aurora, IL 60502
 Susan Sullivan, 1215 Sullivan Road, Woodstock, IL 60098
 Dan Zukowski, 10809 Woodstock St., Huntley, IL 60142

Mr. Olguin addressed the Plan Commission and introduced the McDonald’s representatives and engineering consultant in attendance at the meeting.

Mr. Olguin stated that while his client is agreeable to removing the easternmost parking space at the south side of the restaurant, his client would prefer the area created by the removed parking stall remain at-grade, uncurbed and striped rather than landscaped. Mr. Olguin stated that this design preferred by his client would more efficiently accommodate deliver service to the restaurant and assist with customers’ use of the drive-through service.

Additionally, Mr. Olguin conveyed his clients’ belief that the proposed directional signage offers a clean, modern design and that the recommended brick at the base of the signs will retract from this design.

Mr. Zukowski stated that he believes the existing McDonald’s facility north of Main Street is sufficient to meet the needs of Huntley’s residents and another McDonald’s restaurant at the proposed location is not needed.

Chairman Kibort offered the opinion that the proposed McDonald's location and its relatively close proximity to the Del Webb community may be appreciated by those residents.

5 Commissioner Hahn asked if the proposed relief to the "100-foot greenbelt setback" was comparable to the recently approved relief accommodated for the Regency Square development on the west side of Route 47 and Director Nordman confirmed that the relief requested for the McDonald's site is very similar to the relief approved on the west side of Route 47.

10 Commissioner Hahn asked Mr. Olguin if his client had an opposition to the recommended elimination of the single parking space and Mr. Olguin reiterated that while his client does not have any issue with the elimination of the parking space they would prefer to leave the area formerly occupied by the parking stall as uncurbed and striped.

15 Commissioner asked if the operator of the proposed McDonald's restaurant is the same operator of the existing Huntley facility to the north and Mr. Olguin confirmed that this would be the case.

Commissioner Hahn expressed his concerns about the extent of relief required for the proposed McDonald's wall signs.

20 Susan Sullivan, operator of the existing and proposed McDonald's restaurants, addressed the Plan Commission and stated the proposed McDonald's restaurant is a new model with the specified wall sign package necessitating the requested relief. Additionally, Ms. Sullivan stated she is agreeable to the requested parking stall removal provided the area could remain uncurbed and striped.

25 Commissioner Hoeft stated he prefers the recommended directional signage with brick at the base and believes it would offer a consistency with what was required at the Autozone Outlot and the Interstate Partners' Regency Square development.

30 Chairman Kibort reminded the petitioners of the importance of adequate safety measures within the drive-through area including bollards adjacent to signs.

Commissioner Nichols stated she was concerned the landscaping adjacent to the westernmost accessible space on the south side of the restaurant may interfere with customers getting in and out of their vehicles.

35 Mr. Olson confirmed that the low-lying Jethro Tull coreopsis landscaping proposed in this area should not be a problem for the vehicles parked in the adjacent space.

40 Commissioner Chandler stated that he is happy with the recommended brick at the base of the directional signage provided that it does not increase any element of the size of the sign.

A MOTION was made to close the public hearing to consider Petition No. 13-8.2.

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

50 **A MOTION was made to recommend approval of Petition No. 13-8.2, McDonald's USA, LLC, as contract purchaser, and Viking – TDC Huntley, LLC, as owner, Outlot 8 of the Huntley Grove Commercial Subdivision (PIN 02-04-101-004), Public Hearing to consider a request for Final Planned Unit Development, including any necessary relief and a Special Use Permit for a Restaurant with a Drive-**

Through, pursuant to the requirements of Section 156.204 of the Huntley Zoning Ordinance., 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 site plan shall be revised to remove the easternmost parking space on the south side of the restaurant to reduce conflict with the drive-through traffic queue.
- 5. The electronic message center sign shall contain static messages only and shall not have movement or the appearance or optical illusion of movement, of any part of the sign structure, design, or pictorial segment of the sign, including the movement or appearance of movement of any illumination or the flashing, scintillating or varying of light intensity other than that provided through an automatic dimming system to control overall illumination intensity. Each message on the sign shall be displayed for a minimum of 10 seconds. The change of messages must be accomplished immediately.
- 6. Brick shall be added to the base of the directional signs.
- 7. The petitioner shall obtain final approval of the Landscape Plan from the Development Services Department.
- 8. All permanent and seasonal plantings must be replaced immediately upon decline.
- 9. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
- 10. No building plans or permits are approved as part of this submittal.
- 11. No sign permits are approved as part of this submittal.

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

7. Adjournment

At 8:08 pm, a MOTION was made to adjourn the August 12, 2013 Plan Commission meeting.

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

Respectfully submitted,
James Williams
 Planner
 Village of Huntley