

VILLAGE OF HUNTLEY
PLAN COMMISSION MEETING
Monday, September 12, 2016
MINUTES

5

CALL TO ORDER

Chairman Tom Kibort called to order the Village of Huntley Plan Commission meeting for September 12, 2016 at 6:30 pm in the Municipal Complex Village Board Room at 10987 Main Street, Huntley, Illinois 60142. The room is handicap accessible.

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PLEDGE OF ALLEGIANCE

Chairman Tom Kibort led the Pledge of Allegiance.

ROLL CALL

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PLAN

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

COMMISSIONERS

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ABSENT: Commissioners Lori Nichols and Robert Chandler

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

4. Public Comments None.

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5. Approval of Minutes

A. Approval of the July 25, 2016 Plan Commission Meeting Minutes

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A MOTION was made to approve the July 25, 2016 Plan Commission Meeting Minutes as written.

MOVED: Commissioner Hahn

SECONDED: Commissioner DeBaltz

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

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NAYS: None

ABSTAIN: Chairman Kibort

MOTION CARRIED 4:0:1

6. Public Hearing(s)

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A. Petition No. 16-9.1, Sweet Repeats / Journey Church, Petitioner, and Shops on Vine LLC, Owner, 10514 Route 47, Request is for a Special Use Permit for a Secondhand Store in the "B-3" Shopping Center Business District.

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Development Summary

Planner Williams reviewed a PowerPoint presentation outlining the request from Sweet Repeats and Journey Church, for a Special Use Permit to allow a secondhand store within the "B-3" Shopping Center Business District-zoned property at 10514 Route 47. Planner Williams noted that Sweet Repeats, formerly affiliated with the Pioneer Center, had previously received approval of a Special Use Permit to operate a secondhand store at this same location in April 2010. Planner Williams continued noting that Sweet Repeats had occupied the space from the spring of 2010 until the spring of 2013 at which time they received approval of a Special Use Permit for their

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current location in the Outlet Mall. Sweet Repeats is currently leasing the Outlet Mall space on a month-to-month basis through the end of October, 2016.

Staff Analysis

5 Planner Williams stated that a secondhand store is defined within the Huntley Zoning Ordinance as “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”. Furthermore, Planner Williams noted that secondhand stores are classified as a special use in the “B-2” Highway Service, “B-3” Shopping Center Business, “C-1-PDD” Neighborhood Business District and “C-2-PDD” Regional Retail zoning districts.

Parking

15 Planner Williams stated that per the Section 156.106 of the Zoning Ordinance, the minimum required parking for retail uses is four (4) parking stalls per 1,000 square feet. Therefore, the 7,200 square foot facility requires twenty-nine (29) parking stalls, including two (2) accessible spaces. The site currently provides thirty-four (34) parking spaces, including one (1) accessible parking space. Therefore, provided an additional accessible parking space is accommodated, the proposed site conforms to the parking ratio requirements.

20 Planner Williams noted that with the exception of the addition of the required accessible parking space, Sweet Repeats does not propose any changes to the site or the exterior of the building.

Special Use Permits

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

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

- 30 (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.
- 35 (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.
- 40 (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.
- 45 (d) Adequate Public Facilities. The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools, or the applicant will provide adequately for such services.
- (e) No Undue Traffic Congestion. The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential street.
- (f) No Undue Destruction of Significant Features. The proposed use and development will not result in the destruction, loss or damage of natural, scenic and historic feature of significant importance.
- (g) Compliance with Standards. The proposed use and development complies with all additional standards imposed on it by the particular provision of this Code authorizing such use.

50 **REQUESTED ACTION**

Planner Williams concluded the PowerPoint presentation noting that the petitioners request a motion of the Plan Commission, to recommend approval of Petition No. 16-9.1, Sweet Repeats / Journey Church, Petitioner, and Shops on Vine LLC, Owner, 10514 Route 47, requesting a Special Use Permit for a Secondhand Store.

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

1. No building unit construction permits, plans or Certificates of Occupancy are approved as part of this submittal.
2. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
3. No Signage is approved as part of the Special Use Permit.
4. There shall be no outdoor display of merchandise or outdoor storage of donated materials.
5. A second handicap parking space shall be added to the site in accordance with the Illinois Accessibility Code.

20 **A MOTION was made to open the public hearing to consider Petition No. 16-9.1.**

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

30 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:

James Williams, Village of Huntley
35 Cindy Howver, 11800 Factory Shops Blvd. – Unit 300, Huntley, IL 60142
Leonard Blazek, 11701 Sedgewick Drive, Huntley, IL 60142

Cindy Howver addressed the Plan Commission and thanked the Plan Commission and Village Staff for their consideration of the subject request for a Special Use Permit for a secondhand store.

40 Leonard Blazek addressed the Plan Commission and stated that he is a volunteer with Sweet Repeats and believes that there is no reason why the request for a Special Use Permit for a second hand store should not be recommended for approval.

45 The Plan Commission had no questions or concerns regarding the proposed request.

A MOTION was made to close the public hearing to consider Petition No. 16-9.1.

MOVED: Commissioner Darci Chandler
SECONDED: Commissioner Hahn

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

NAYS: None

ABSTAIN: None

5 **MOTION CARRIED 5:0:0**

A MOTION was made to recommend approval of Petition No. 16-9.1, Sweet Repeats / Journey Church, Petitioner, and Shops on Vine LLC, Owner, 10514 Route 47, requesting a Special Use Permit for a Secondhand Store subject to the following conditions:

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1. No building unit construction permits, plans or Certificates of Occupancy are approved as part of this submittal.

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

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

4. There shall be no outdoor display of merchandise or outdoor storage of donated materials.

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5. A second handicap parking space shall be added to the site in accordance with the Illinois Accessibility Code.

MOVED: Commissioner DeBaltz

SECONDED: Vice Chair Ellison

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

NAYS: None

ABSTAIN: None

MOTION CARRIED 5:0:0

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B. Petition No. 16-9.2, Huntley Barbell, Petitioner, Smith Drive Huntley LLC, Owner, 11530 Smith Drive - Request for a Special Use Permit to operate an Indoor Recreation Facility in the "M" Manufacturing District.

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Development Summary

Planner Williams reviewed a PowerPoint presentation outlining the request from Huntley Barbell for a Special Use Permit for an indoor recreation use in the "M" Manufacturing District. Planner Williams stated that Huntley Barbell is a warehouse-style fitness facility providing strength training to their clients utilizing free weights, cardio equipment and group exercise sessions. Planner Williams noted that Huntley Barbell currently operates at 11514 Smith Drive - Unit D for which they received a special use permit in December, 2013 for an indoor recreation use in the "M" Manufacturing District.

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Huntley Barbell has requested a special use permit for an indoor recreation use to accommodate the relocation of their facility into the ±2,600 square foot lease space at 11530 Smith Drive, across Smith Drive from their current location.

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Huntley Barbell offers 24-hour key card access to the facility as well as various group training sessions scheduled Monday through Friday between 5:00 a.m. and 8:00 p.m. and Saturdays between 10:00 a.m. and 12:00 p.m.

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STAFF ANALYSIS

5 Planner Williams pointed out that Ordinance No. 2005-2.12, approved February 10, 2005, accommodated the zoning text Amendment to include Indoor Amusement and Indoor Recreation as a Special Use within the “M” Manufacturing, “B-2” Highway Service and “B-3” Shopping Center Business Districts. Therefore, the petitioner must secure approval of the Special Use Permit to accommodate the fitness facility’s relocation to the subject “M” Manufacturing-zoned lease space.

Parking

10 Planner Williams reviewed the Zoning Ordinance requirement of 0.3 parking spaces per person of design capacity for commercial recreation. The maximum occupancy for the proposed Huntley Barbell facility is 26 persons (1 occupant/100 square feet), therefore requiring 8 parking spaces. Planner Williams stated that the remaining tenant spaces on the north side of the building are occupied by industrial users which require an additional 24 parking spaces, for a total of 32 required parking spaces. Planner Williams noted that the parking area on the north side of the building includes 34 parking stalls, therefore, sufficient parking is provided to accommodate Huntley Barbell.

15 **SPECIAL USE PERMITS – Standards for Special Use Permits.**

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

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

- 25 (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.
- (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.
- (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.
- 35 (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.
- 40 (g) Compliance with Standards. The proposed use and development complies with all additional standards imposed on it by the particular provision of this Code authorizing such use.

Planner Williams pointed out that the petitioner’s responses to each standard were included in staff report outlining the petitioners’ request.

45 Planner Williams concluded the PowerPoint presentation noting that the petitioners request a motion of the Plan Commission, to recommend approval of Petition No. 16-9.2, Huntley Barbell, petitioner, and Smith Drive Huntley LLC, owner, 11530 Smith Drive, Public Hearing to consider a request for a Special Use Permit to operate an Indoor Recreation Facility in the “M” Manufacturing District.

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

1. No building unit construction permits, plans or Certificates of Occupancy are approved as part of this submittal.
2. No products shall be sold on the subject premises except such products distributed in the normal course of business of the principal use and no outdoor display is permitted and/or approved as part of this submittal.
3. No Signage is approved as part of the Special Use Permit.

10 **A MOTION was made to open the public hearing to consider Petition No. 16-9.2.**

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

20 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:

James Williams, Village of Huntley
25 Jeremiah Caterina, 11514 Smith Drive - Unit D, Huntley, IL 60142

Jeremiah Caterina addressed the Plan Commission and thanked the Plan Commission and Village Staff for their consideration of his request.

30 The Plan Commission had no questions or concerns regarding the proposed request other than Chairman Kibort's request to clarify Huntley Barbell's current location on the map and Director Nordman pointed out the 11514 Smith Drive - Unit D location on the map.

A MOTION was made to close the public hearing to consider Petition No. 16-9.1.

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

45 **A MOTION was made to recommend approval of Petition No. 16-9.2, Huntley Barbell, petitioner, and Smith Drive Huntley LLC, owner, 11530 Smith Drive, Public Hearing to consider a request for a Special Use Permit to operate an Indoor Recreation Facility in the "M" Manufacturing District subject to the following conditions:**

- 50 1. No building unit construction permits, plans or Certificates of Occupancy are approved as part of this submittal.

2. No products shall be sold on the subject premises except such products distributed in the normal course of business of the principal use and no outdoor display is permitted and/or approved as part of this submittal.
3. No Signage is approved as part of the Special Use Permit.

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

- 15 C. Petition No. 16-9.3, Cameron General Contractors, Inc. on behalf of Resort Lifestyle Communities, ±30 acres on Powers Road - Conceptual review of a site plan and building elevations for a senior independent living facility.

20 Director Nordman reviewed a PowerPoint presentation outlining the request from Resort Lifestyle Communities (RLC) for the proposed development of a 130-unit senior independent living facility on a ±9.6 acre site (Lot 1) located along an eastern extension of Powers Road. RLC is a developer of all-inclusive resort style communities exclusively for adults 55 and over. Director Nordman stated that RLC is based in Lincoln, Nebraska and has 22 facilities in 15 states and that the proposed Huntley location would be RLC’s first community in Illinois. RLC’s communities feature amenities that include 24/7 concierge, housekeepers, gourmet chefs, valet parking attendants, and a full-time lifestyle director.

25 Director Nordman continued the presentation noting that the ±9.6 acre RLC site is part of the 30-acre “R-4” Townhouse Residential zoned parcel that was annexed in December 2006 as part of the Riedl Annexation Agreement. Director Nordman stated that the Annexation Agreement for the property includes both the 54 acre commercial property along Route 47 (Huntley Crossings Phase 2) and the 30 acre residential property. RLC would purchase the entire 30 acre residential property and subdivide it into three lots. RLC would construct their facility on a 9.6 acre parcel (Lot 1) and would request the ability to develop the remaining 4.5 acre (Lot 2) and 11.5 acre (Lot 3) parcels with townhomes or a second senior independent living facility. Director Nordman also noted that approximately 4.4 acres of the site would be dedicated right-of-way for public roads.

35 Director Nordman stated that the proposed three-story building on Lot 1 would include a total of 130-units which would consist of 4 studio apartments, 72 one-bedroom apartments, 50 two-bedroom apartments, and 4 three-bedroom apartments. The site plan also includes 40 garage spaces in addition to 120 surface parking spaces.

40 **STAFF ANALYSIS**

Director Nordman noted that the subject property was annexed in December 2006 (Ordinance (O)2006-11.08) and is subject to an Annexation Agreement which covers the entire 84 acre property. Director Nordman pointed out that the Annexation Agreement included the following requirements specific to the subject 30 acre residential property:

- 45 • The Agreement only provides for rezoning of property; does not include any approvals of preliminary plat, preliminary planned unit development, or preliminary engineering. *These approvals will be requested as part of the RLC development application.*
- 50 • Construction of townhome units will not be allowed to begin until a building permit has been issued and construction has begun on at least one “big box” retail store in excess of 100,000 square feet in either

Phase I or Phase II. *RLC is requesting that this requirement be removed from the Annexation Agreement.*

- Residential design standards include a limit of no more than six (6) units per gross acre; The number of three (3) bedroom units shall be limited to 69% of the total number of units; All single family attached structures (townhomes) shall have a minimum of 1,100 square feet of livable space for one (1) story/level dwellings and 1,500 square feet of livable space for all other dwelling units; There may be no more than six (6) units per building for all single-family attached structures (townhomes). The six (6) per gross acre will remain for the undeveloped parcels. *The same development standards would still be applicable for townhomes.*
- Residential portion – Phase III, consisting of 30 acres and no more than 182 townhome units, zoned “R-4 PUD” Townhouses and Condominiums. *RLC is requesting to modify this restriction to allow 130 units of senior independent living on a ±9.6 acre parcel (Lot 1). RLC is also requesting the ability to develop the remaining 4.5 acre (Lot 2) and 11.5 acre (Lot 3) parcels with townhomes or a second senior independent living facility.*

In addition to the above noted amendments to the Annexation Agreement, the following reviews and approvals shall be required from the Plan Commission and Village Board:

- Preliminary/Final Plat of Subdivision
- Preliminary/Final Planned Unit Development, including any necessary relief
- Special Use Permit for Residential – Retirement

Director Nordman noted that any proposed amendment to the Annexation Agreement will require a public hearing by the Village Board. Similarly, the required development actions will require a public hearing by the Plan Commission.

VILLAGE BOARD CONCEPTUAL REVIEW

Director Nordman pointed out that the Village Board provided a favorable review of the proposed project at their meeting on August 18, 2016 and referred the project on to the Plan Commission to begin the formal development review and approval process.

REQUESTED ACTION

Director Nordman stated 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 and that this review is conceptual and does not bind the Plan Commission or the Village in any additional review processes.

Scott Richmond, Attorney with the law firm Ariano Hardy Ritt, addressed the Plan Commission and introduced Bob Lewis, Director of Development with Cameron General Contractors and Mike Anderson with Haeger Engineering.

Mr. Lewis addressed the Plan Commission and stated that he represents Cameron General Contractors, Inc. who will develop and operate the proposed senior independent living facility which will be their first development in Illinois.

Commissioner Darci Chandler stated that she had no specific questions or concerns regarding the proposed development at this point.

Commissioner Hahn stated he appreciated the changes the proposed development would require versus what was originally proposed for the site.

5 Vice Chair Ellison remarked that the proposed project may be more than the ±9.6-acre site can accommodate. Additionally, Vice Chair Ellison asked for confirmation of the proximity of the proposed site from The Landings development.

10 Director Nordman noted that The Landings development was a considerable distance to the east and not on the aerial map depicting the proposed project on display at the meeting.

Chairman Kibort acknowledged that the development of the proposed project is not dependent upon construction of the “big box” within the Huntley Crossings subdivision.

15 Director Nordman suggested that if the Plan Commission had any concerns regarding the aesthetics of the proposed building those concerns should be expressed at this time.

Chairman Kibort noted that he was comfortable with the renderings of the proposed building, particularly the use of natural stone.

20 Commissioner DeBaltz asked how the proposed independent living facility compared to other facilities in Huntley and Director Nordman pointed out that the proposed independent living component within the Alden site was the most comparable example.

25 In regard to Vice Chair Ellison’s concern about the size of the site being adequate to accommodate the proposed project, Mr. Lewis stated that there other properties throughout the country were of similar size and unit count.

Vice Chair Ellison and Chairman Kibort both expressed the importance that all of the facility’s mechanical equipment is adequately screened.

30 Commissioner Hahn asked what construction schedule is expected for the development.

Mr. Lewis stated that they hope to break ground next spring with a fourteen month construction schedule.

35 Chairman Kibort asked what the rent range would be for the proposed facility.

Mr. Lewis stated studio/one-bedroom units would run between \$3,000 and \$3,200; two-bedroom between \$3,200 and \$3,500; and two-bedroom between \$3,500 and \$4,000 per month.

40 Chairman Kibort also added that he is interested in the site and wall mounted lighting for the facility including the use of decorative fixtures rather than shoebox-type fixtures.

7. Discussion

45 Director Nordman stated that the next Plan Commission meeting is scheduled for Monday, September 26, 2016 however; there are no petitions and/or public hearing items scheduled for the meeting at this time.

8. Adjournment

50 **At 7:12 pm, a MOTION was made to adjourn the September 12, 2016 Plan Commission meeting.**

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