

VILLAGE OF HUNTLEY
PLAN COMMISSION MEETING
Monday, September 9, 2013
MINUTES

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CALL TO ORDER

Commissioner Ron Hahn called to order the Village of Huntley Plan Commission meeting for September 9, 2013 at 6:33 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 Hoeft led the Pledge of Allegiance.

ROLL CALL

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PLAN

COMMISSIONERS: Commissioners Tim Hoeft, Dawn Ellison, Ron Hahn, Lori Nichols, and Robert Chandler

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COMMISSIONERS ABSENT:

Commissioner Ruby Hornig and Chairman Tom Kibort

ALSO PRESENT:

Director of Development Services Charles Nordman, and Planner James Williams

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4. Public Comments There were no public comments.

5. Approval of Minutes

A. Approval of the August 26, 2013 Plan Commission Meeting Minutes

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A MOTION was made to approve the August 26, 2013 Plan Commission Meeting Minutes as written.

MOVED:

Commissioner Ellison

SECONDED:

Commissioner Hoeft

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AYES:

Commissioners Hoeft, Ellison, Hahn, and Nichols

NAYS:

None

ABSTAIN:

Commissioner Chandler

MOTION CARRIED

4:0:1

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6. Petition(s)

A. Petition No. 13-9.1, Weber-Stephen Products, LLC, 11803 Oak Creek Parkway, Request for Final Plat of Subdivision and Site Plan Review to allow development in accordance with the site plan that has been submitted to, and is on file with, the Village of Huntley.

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Planner Williams stated that the petitioner and owner of the subject property, Weber Stephen Products LLC, 200 East Daniels Road, Palatine, IL 60067 at 11803 Oak Creek Parkway and is requesting development of a ±49,292 square foot, one hundred and fifty-four (154) stall parking lot and associated site improvements.

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Introduction

The Weber-Stephen facility, completed in 1997, currently has six hundred and fifteen (615) parking spaces and proposes an additional one hundred and fifty-four (154) parking spaces with the parking area expansion. The expanded parking area entails the removal of seven (7) parking spaces from the original site. A pedestrian walkway will occupy one existing parking stall with the other six (6) spaces removed in order to accommodate

the additional accessible parking spaces required per the ADA Guidelines, resulting in a total of seven-hundred and sixty-two (762) parking spaces for the overall site.

Staff Analysis

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Plat of Consolidation

Planner Williams stated that the petitioners propose consolidation of the subject property known as Lot 2, Huntley Business Park Resubdivision No. 1 with Lot 5, Huntley Business Park Resubdivision (LOT 5) resulting in a 47.35 –acre site. Lot 5 includes the existing Weber Stephen facility and parking lots. The proposed 47.35-acre lot meets the minimum required lot area for the “BP” Business Park zoning district.

Site Plan Review

The proposed site plan, Planner Williams continued, includes a ±49,292 square foot, one hundred and fifty-four (154) space parking area including a twenty-four (24’) foot wide ingress/egress drive from Oak Creek Parkway as well as the minimum twenty-two (22’) foot wide drive aisles required under the Prime Annexation Agreement – Exhibit F – Parking and Loading Requirements for ninety (90°) degree parking spaces. No relief is required for the proposed parking lot.

Landscaping and Lighting

Planner Williams stated that the proposed parking area expansion necessitates the removal of a line of sixteen (16) trees along the northern perimeter of the existing parking area as well as the removal of two (2) additional trees further to the north.

The west and east end of the proposed parking area will be screened with a combination of Norway Maple trees and Juniper shrubs. The large number of existing trees within the northern portion of the property, along with additional trees planted along northern property line, provides screening of the parking area from the unincorporated areas to the north.

The 10-foot tall chain link fence that surrounds the existing parking lot will be extended to enclose the proposed parking lot. Similar to the existing parking lot, an access gate will also be installed at the entrance to the parking lot.

The Prime Annexation Agreement – Exhibit H - Landscape and Screening Requirements dictates that one (1) tree be provided for every twelve (12) parking stalls which requires thirteen (13) trees for the 154-space lot. The proposed landscape plan satisfies this requirement with the distribution of fourteen (14) trees including Norway Maples, Thornless Honeylocusts and Bur Oaks within the proposed parking area’s islands and bump-outs.

The Annexation Agreement – Exhibit E – Lighting Requirements requires a minimum light level of one (1) foot-candle for all parking areas with light poles no greater than twenty (25’) feet. The proposed parking area has 2.2 average foot-candle lighting level, with the same single- and double-head shoe-box style lighting fixtures as those used within the existing Weber Stephen parking areas, but mounted on a twenty-three (23’) foot light standard rather than the forty-one (41’) foot tall light poles installed in the existing parking areas.

Action Requested

Planner Williams stated that the petitioner requests a motion of the Plan Commission, to recommend approval of Petition No. 13-9.1, Weber-Stephen Products, LLC, 11803 Oak Creek Parkway, Request for Final Plat of Subdivision and Site Plan Review to allow development in accordance with the site plan that has been submitted to, and is on file with, the Village of Huntley.

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. Handicap accessible parking spaces shall be provided in accordance with the Illinois Accessibility Code.
5. The proposed fencing adjacent to the Oak Creek Parkway cul-de-sac shall be located outside of the public ROW.
6. The petitioner shall obtain final approval of the Landscape Plan from the Development Services Department.
7. All permanent and seasonal plantings must be replaced immediately upon decline.
8. In accordance with Section 155.221(A)(6) of the Subdivision Ordinance, the developer shall record the plat of consolidation with the Recorder of Kane County within three months of approval by the Village Board.
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 plans or permits are approved as part of this submittal.

Following the presentation, Mr. Russell Sexton, Weber Stephen Corporate Maintenance Manager, addressed the Plan Commission and Acting-Chair Hahn asked him if the proposed expanded parking area was reflective of an increased labor force. Mr. Sexton stated that the Weber Stephen looks forward to expanding their operations in Huntley over the future months and years.

Commissioner Hoeft stated he had no comments regarding the proposed project.

Commissioner Ellison asked if there was a possibility that the line of trees along the north side of the existing parking area could be relocated and Mr. Sexton stated that the trees are too large to make their relocation a feasible option.

Director Nordman pointed out that the planting of trees along the northernmost property line will enable future expansion of either the building and/or the parking areas without impacting those trees.

There were no additional questions or comments.

A MOTION was made to recommend approval of Petition No. 13-9.1, Weber-Stephen Products, LLC, 11803 Oak Creek Parkway, Request for Final Plat of Subdivision and Site Plan Review to allow development in accordance with the site plan that has been submitted to, and is on file with, the Village of Huntley, 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. **Handicap accessible parking spaces shall be provided in accordance with the Illinois Accessibility Code.**
5. **The proposed fencing adjacent to the Oak Creek Parkway cul-de-sac shall be located outside of the public ROW.**
6. **The petitioner shall obtain final approval of the Landscape Plan from the Development Services Department.**
7. **All permanent and seasonal plantings must be replaced immediately upon decline.**
8. **In accordance with Section 155.221(A)(6) of the Subdivision Ordinance, the developer shall record the plat of consolidation with the Recorder of Kane County within three months of approval by the Village Board.**
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 plans or permits are approved as part of this submittal.**

MOVED: Commissioner Ellison
SECONDED: Commissioner Chandler
AYES: Commissioners Ellison, Hahn, Nichols and Chandler
NAYS: None
ABSTAIN: Commissioner Hoeft
MOTION CARRIED 4:0:1

B. Petition No. 13-9.2, Interstate Partners LLC, as Contract Purchasers and Standard Bank and Trust, as Trustee #17383, Lot 3A of the Resubdivision of Lots 4,5, & 6 in Regency Square-Phase 2A (P.I.N. #02-05-235-009), Requesting Conceptual Review of a Proposed Site Plan and Building Elevations of Lot 1 and Lot 2, being a resubdivision of Lot 3A of Regency Square Phase 2A.

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

Background Information

Director Nordman stated the petitioner, Interstate Partners LLC, 2860 Gavin Drive, Elgin, IL 60124 and property owner, Standard Bank and Trust Co., as Trustee #17383, Land Trust Department, 7800 W. 95th Street, Hickory Hills, IL 60457 are requesting development of the subject location at Lot 3A of the Resubdivision of Lots 4, 5, & 6 in Regency Square-Phase 2A (P.I.N. #02-05-235-009).

Director Nordman stated the request is for conceptual review of a 17,014 square foot building for Aldi Food Market and a 6,560 square foot multi-tenant building for Brunch Café and Blue Cherry Frozen Yogurt on the property zoned “C-2” Regional Retail.

Site Plan Review

Director Nordman reviewed the proposed plans for the subject property including construction of an Aldi Food Market and a new multi-tenant commercial building on two proposed lots immediately south of Interstate Partners’ previous project. In addition to Aldi, tenants would include Brunch Café and Blue Cherry Frozen Yogurt. Lot 1 would consist of a 6,560 square foot building with two (2) tenant spaces (Brunch Café and Blue Cherry Frozen Yogurt). Director Nordman stated that Brunch Café currently has locations in Roselle, Fox River Grove and McHenry and is open for breakfast and lunch only. The southernmost Lot 2, Director Nordman pointed out, would consist of a 17,014 square foot building solely to house Aldi’s Food Market.

Director Nordman referred to the seventy-two (72’) wide driveway access from Princeton Drive on the west side of the site as an element of the site plan design which may need to be narrowed and certainly requires further scrutiny and consideration.

Parking

The parking lots have been configured to allow cross-access and shared parking between the two properties and the existing development to the north. Director Nordman continued stating that the proposed site plan provides 81 parking spaces on Lot 1 and 84 spaces on Lot 2 for a total of 165 parking spaces between the two lots (7 parking spaces are provided for every 1,000 square feet of gross building area).

Building Elevations

Director Nordman reviewed renderings of the proposed Brunch Café/Blue Cherry Frozen Yogurt building pointing out that architectural elements have been added since the July 18th Village Board conceptual review of the petitioners' request included the addition of brick elements, including brick around windows on the south side of the Blue Cherry Frozen Yogurt tenant space, widening of the coping along the building parapet and extending the windows along the entire north side (i.e. the Brunch Café-side) of the building.

Director Nordman reviewed the building elevations for the proposed Aldi facility including the architectural elements added to the proposed structure which includes a contrasting brick band around the building, repeated rectangular features, truncated columns with contrasting masonry brick accents and caps, and light sconce fixtures.

Signage

Director Nordman stated the proposed ground signs for Lot 1 (Brunch Café/Blue Cherry) are designed to appear similar to the signs on the previously developed property to the north with the monument sign for Lot 1 measuring 10'-3" in height, 56 square feet in area per side and located within the 100 foot Route 47 landscape setback.

Regarding the Aldi ground signs, Director Nordman continued stating that the Aldi's Route 47 sign is proposed to measure 10'-3" in height with 52 square feet in area per side and the ground signs proposed adjacent to Langston Drive and Princeton Drive measuring 6'-0" in height and 16.88 square feet in area per side.

Requested Relief

Director Nordman outlined the following elements of relief required for the proposed development plan:

Preliminary/Final Plat of Subdivision

1. The C-2" Regional Retail District minimum lot width for Pad Site Without a Drive-Through is 200', therefore, the 124.41-foot wide Lot 1 requires 75.59 feet relief from this requirement.

Site Plan

1. A parking lot setback of 100 feet is required from Route 47 right-of-way. A setback of 39 feet is proposed.
2. The side yard building setback of fifteen (15') feet is required. A building setback adjacent to north line of Lot 1 is 6.48 feet, requiring 8.52 feet of relief.
3. According to the Plat of Resubdivision a fifty (50') foot building setback is required from south property line of Lot 2. As proposed, the 32.98-foot building setback requires 17.02 feet of relief.

Landscaping

1. 1 tree/1000 s.f. of green space, exclusive of parking lots perimeter requirements and buffer requirements - 24,843 s.f. of green space requires 25 trees; 23 trees proposed. Two (2) trees must be added.
2. 1 tree / 50 feet of lot perimeter - 1,249 feet - This requires 25 additional trees to be added to the plan.
3. 1 tree / 50' of road frontage - 340 feet Route 47 frontage - requires seven (7) trees - 3 trees proposed - Four (4) additional trees must be added along the Route 47 frontage.
4. 1 tree / parking island - no parking island trees are proposed. - Relief is required to allow no trees in the parking lot landscape islands.

Signage

1. A ground sign must be setback 100 feet from Route 47 right-of-way. A setback of approximately 30 feet is proposed on each lot, therefore requiring relief.
2. The Regency Square Guidelines state that one ground sign is permitted per parcel. Lot 1 (Brunch Café/Blue Cherry) has two (2) ground signs proposed and Lot 2 (Aldi) has three (3) signs proposed, therefore requiring relief.
3. The Regency Square Guidelines state that a ground sign may not be greater than 6'-8" inches in height. The Lot 1 (Brunch Café/Blue Cherry) ground sign at Route 47 is 10'-3". The Aldi sign adjacent to Route 47 is also proposed at a height of 10'-3". These signs will require relief.
4. The Regency Square Guidelines state that the total wall sign area per tenant cannot exceed one square foot per lineal foot of tenant frontage on a single elevation. Sign length cannot occupy more than 60% of the tenant's linear frontage. Furthermore, one wall sign is allowed per tenant or one sign per street frontage at corner lots with a maximum of two.
5. The wall signage information provided for the Aldi, Brunch Café and Blue Cherry Frozen Yogurt locations includes a total of eight (8) signs, three (3) signs and two (2) signs, respectively, at each establishment, thereby requiring corresponding relief for additional six (6) signs for the Aldi building and single sign for the Brunch Café.
6. The Brunch Café (56 linear feet wide) and Blue Cherry (25 feet wide) establishments require relief of 14.34 square feet and 40.5 square feet, respectively, to accommodate the 70.34 square foot and 65.5 square foot wall signs at each of those tenant spaces.

Village Board Review

Director Nordman reminded the Plan Commission of the Village Board's conceptual review of the proposed development plans at their July 18, 2013 meeting. Director Nordman stated an excerpt of the 07/18/13 Village Board meeting minutes is included in the Plan Commission packet.

Action Requested

Director Nordman stated that the petitioner is 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.

Commissioner Ellison stated that she is happy with the proposed use of the large rock being incorporated into the site design for the development. Additionally, Commissioner Ellison offered that she is in favor of the signage on the rear of the buildings (along Princeton Drive).

Commissioner Ellison stated that she was concerned about the proposed signage and wanted confirmation that it will be compatible and complimentary with the signage installed within the previously developed Interstate Partners property to the north.

Mr. Mark Ebacher, Principal, Interstate Partners, 2860 Galvin Drive, Elgin, IL 60124, addressed the Plan Commission and confirmed that the proposed signage for the Aldi, Brunch Café and Blue Cherry Frozen Yogurt businesses is the same style and will utilize the same materials as used in the development to the north.

Commissioner Nichols stated that she was at the Village Board meeting on July 18, 2013 where the conceptual review of the project was discussed and is happy with the revisions to plans that have been implemented since that meeting.

Commissioner Chandler stated that he is in favor of the project as presented.

Acting-Chair Hahn stated he was concerned about the relief the proposed signs may receive, as well as the relief received as part of the previous Interstate Partners development to the north, and the affect this may have on future development within the Route 47 corridor.

Director Nordman pointed out that the similar relief was granted for the ground signs associated with the Walgreen's Regency Square development as part of the Kreutzer Road improvement project and that similar relief could be requested by other property owners as well.

5 Acting-Chair Hahn also offered his concerns regarding traffic circulation with the proposed site including the maneuvering of trucks within the site and Commissioner Ellison asked what the typical length of the largest delivery truck would be entering and leaving the site.

10 Mr. Ebacher introduced Mr. Chris Stair with Aldi who addressed the Plan Commission and stated that the length of a semi-trailer is sixty-five (65') feet and that deliveries to the site would occur at various times throughout the day and night.

15 Acting-Chair Hahn asked where employees would most likely be parked and Mr. Stair stated that employees are encouraged to park in the front of the building for security reasons.

Commissioner Ellison suggested that, in light of the proposed parking being greater than the required parking, perhaps the number of parking stalls could be reduced in order to improve the ability for trucks to more efficiently circulate within the site.

20 Director Nordman assured the Plan Commission that the Development Services Department Staff, petitioner and petitioner's representatives would continue to investigate truck maneuvering at the rear of the site.

7. Public Hearings(s)

25 A. Petition No. 13-9.4, Interstate Partners LLC, as Contract Purchasers and Standard Bank and Trust, as Trustee #17383, Lot 3A of the Resubdivision of Lots 4, 5, & 6 in Regency Square-Phase 2A (P.I.N. #02-05-235-009), Requesting Conceptual Review of a Proposed Site Plan and Building Elevations of Lot 1 and Lot 2, being a resubdivision of Lot 3A of Regency Square Phase 2A.

30 **A MOTION was made to open the public hearing to consider Petition No. 13-9.4.**

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

40 **A MOTION was made to continue the public hearing to consider Petition No. 13-9.4 to the Monday, September 23, 2013 Plan Commission meeting.**

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

8. Adjournment

50 **At 7:25 pm, a MOTION was made to adjourn the September 9, 2013 Plan Commission meeting.**

MOVED: Commissioner Ellison
SECONDED: Commissioner Nichols
55 **AYES: Commissioners Hoeft, Ellison, Hahn, Nichols and Chandler**

NAYS: None
ABSTAIN: None
MOTION CARRIED 5:0:0

5 Respectfully submitted,
James Williams
Planner
Village of Huntley