

VILLAGE OF HUNTLEY
PLAN COMMISSION MEETING
Monday, September 23, 2013
MINUTES

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CALL TO ORDER

Commissioner Dawn Ellison called to order the Village of Huntley Plan Commission meeting for September 23, 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 Hahn 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 and Chairman Tom Kibort

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COMMISSIONERS ABSENT:

None

ALSO PRESENT:

Assistant Village Manager Lisa Armour and Director of Development Services Charles Nordman

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4. Public Comments There were no public comments.

5. Approval of Minutes

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A. Approval of the September 9, 2013 Plan Commission Meeting Minutes

A MOTION was made to approve the September 9, 2013 Plan Commission Meeting Minutes as written.

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MOVED:

Commissioner Hahn

SECONDED:

Commissioner Chandler

AYES:

Commissioners Ellison, Hahn, Chandler and Nichols

NAYS:

None

ABSTAIN:

None

MOTION CARRIED

4:0:0

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6. Petition(s)

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A. Petition No. 13-9.5, First Congregational Church, 11628 Main Street, Request for Site Plan Review to allow construction of an accessory structure in accordance with the site plan which has been submitted to, and is on file with, the Village of Huntley.

Director Nordman reviewed a PowerPoint presentation outlining the petitioners' request.

Background Information

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The petitioner and owner of the subject property, First Congregational Church, 11628 Main Street, Huntley, IL 60142, are proposing the construction of a 30'x48' (1,440 square foot) accessory structure at the northeast corner of the property fronting on East Main Street.

Introduction

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Director Nordman stated that the First Congregational Church is proposing to construct a 30'x48' (1,440 square foot) accessory structure to serve as a garage/storage building to provide additional storage for the Church. The

5 building would be located on a portion of the First Congregational Church's property that is zoned "B-3 (PUD)" Shopping Center Business Planned Unit Development (the Church owns several parcels along Main Street which are zoned a combination of "R-2" Single Family, "R-5" Multiple Family, "B-3 (PUD)" Shopping Center Business Planned Unit Development). The accessory building would be located directly east of the Church's gravel parking lot.

Staff Analysis

Site Plan Review

10 Director Nordman pointed out that in accordance with the setback requirements for the "B-3 (PUD)" Shopping Center Business District, the proposed 1,440 square foot, 15'-6"-tall (measured at the roof peak) accessory building will be located twenty (20') feet. The structure will be accessible from the unpaved parking area behind the Huntley Apartments. No additional landscaping or signage is proposed in conjunction with the accessory structure.

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Building Elevations and Materials

In accordance with Section 156.089 of the Zoning Ordinance, Director Nordman stated that the front exterior walls facing a street shall be of masonry, manufactured stone, transparent glass or architectural pre-cast concrete panels. The side exterior walls may be of architectural metal except that the lower one-third or lower seven (7) feet, whichever is less, of the wall shall be masonry, manufactured stone, transparent glass or architectural pre-cast concrete panels.

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As proposed, the accessory structure provides brick on the lower one-third (1/3) of the building elevation facing Main Street. No brick is proposed on the side or rear elevations. The proposed accessory building does not confirm to Section 156.089 due to the following:

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- The front elevation of the structure is one-third (1/3) brick and not entirely brick, masonry, manufactured stone, transparent glass, or pre-cast concrete panels (or combination thereof) as required by Section 156.089.
- No brick is proposed on the lower one-third (1/3) of the side and rear elevations of the structure.

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Additionally, Director Nordman continued, that because the subject property is zoned "B-3 (PUD)" Shopping Center Business Planned Unit Development, the Village's Commercial Design Guidelines are applicable to the proposed structure. Specifically, the Guidelines encourage the design of accessory structures to take on the physical and architectural character of the principal structure. Furthermore, the following portions of the Guidelines are applicable to the proposed building:

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- Accessory structures should not be visible from the roadway.
- Metal "seam" roofs are discouraged. Roofs should be covered with architectural shingles.
- The Guidelines prohibits the use of metal as a building material.

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Commissioner Hoeft arrived 6:39 p.m.

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Director Nordman noted that the Downtown Revitalization Plan, which was adopted September 23, 2010, provides recommendations for development within the Core Downtown Study Area, which includes the First Congregational Church property. The Design and Development Guidelines, found within the Plan, provide the following recommendations that would be applicable to the proposed building:

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- New buildings need not be historic replicas, but should offer high quality and compatible interpretations of the traditional styles present within historic and traditional Downtowns.
- The use of quality materials and materials that lend an enduring quality to new buildings should be used on all buildings.

- Traditional masonry materials should be the predominant material on new construction in the Downtown.

Action Requested

5 Director Nordman stated that the petitioner requests a motion of the Plan Commission, to recommend approval of Petition No. 13-9.5, First Congregational Church, 11628 Main Street, Request for Site Plan Review to allow construction of an accessory structure in accordance with the site plan which has been submitted to, and is on file with, the Village of Huntley.

10 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.
- 15 2. The proposed building is approved as an accessory building to the First Congregational Church; therefore, the accessory building shall not be used by other businesses or organizations for the purpose of storing goods or products and/or conducting business.
3. The petitioner will comply with all final engineering revisions to be approved by the Village Engineer and Development Services Department.
- 20 4. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
5. No building plans or permits are approved as part of this submittal.
6. No sign plans or permits are approved as part of this submittal.

25 Following the presentation, Commissioner Chandler asked for clarification regarding the building materials and Commissioner Hahn asked what colors were proposed for the building.

Mr. Dan Ziller, First Congregational member and representative, addressed the Plan Commission and stated that the building exterior would be ivory, with a green metal roof and earth-tone brick skirting.

30 Commissioner Ellison asked if the proposed building was similar to a Morton building and Mr. Ziller agreed that was the type of building being proposed and that the building would be used to store, among other items, mowers and other ground maintenance equipment.

35 Commissioner Ellison suggested improving the appearance of the garage door and adding landscaping around the proposed building.

There were no additional questions or comments.

40 **A MOTION was made to recommend approval of Petition No. 13-9.5, First Congregational Church, 11628 Main Street, Request for Site Plan Review to allow construction of an accessory structure in accordance with the site plan which has been submitted to, and is on file with, the Village of Huntley., subject to the following conditions:**

- 45 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 proposed building is approved as an accessory building to the First Congregational Church; therefore, the accessory building shall not be used by other businesses or organizations for the purpose of storing goods or products and/or conducting business.
- 50 3. The petitioner will comply with all final engineering revisions to be approved by the Village Engineer and Development Services Department.
4. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
5. No building plans or permits are approved as part of this submittal.

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

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

10 Chairman Kibort arrived at 7:05 p.m.

7. Public Hearings(s)

15 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.

Director Nordman reviewed a PowerPoint presentation outlining the request.

20 Background Information

Director Nordman noted that the petitioner, Interstate Partners LLC, 2860 Gavin Drive, Elgin, IL 60124 and owner, Standard Bank and Trust Co., as Trustee #1738, Land Trust Department, 7800 W. 95th Street, Hickory Hills, IL 60457 are requesting the development of Lot 3A of the Resubdivision of Lots 4, 5, & 6 in Regency Square-Phase 2A (P.I.N. #02-05-235-009) which includes Preliminary and Final Plat of Subdivision and Site Plan Review for the development of a 17,014 square foot building for Aldi Food Market, 6,560 square foot multi-tenant building, and related site improvements.

30 Summary

Director Nordman stated that the petitioners are proposing the construction of an Aldi Food Market and a new multi-tenant commercial building on two proposed lots immediately south of Interstate Partners' previous project which includes Jimmy John's, Little Caesars, Rookies and Starbucks. Both proposed lots are zoned "C-2" Regional Retail District. Lot 1 would consist of a 6,560 square foot building with two (2) tenant spaces, including Brunch Café. Brunch Café currently has locations in Roselle, Fox River Grove and McHenry and is open for breakfast and lunch only. Lot 2 would consist of a 17,014 square foot building solely to house Aldi's Food Market.

35 Preliminary/final Plat of Subdivision

40 The petitioners, Director Nordman continued, are proposing to resubdivide Lot 3A of the Resubdivision of Lots 4, 5, & 6 in Regency Square-Phase 2A. The resubdivision will divide Lot 3A into two lots to accommodate the proposed development. The following table provides a summary of the proposed and required lot area and width for each of the proposed lots.

	PROPOSED	MINIMUM REQUIRED	RELIEF REQUIRED
Lot 1			
Width	125.41 ft.	200 ft.	Yes
Area	51,313 sf	43,560 sf	No
Lot 2			
Width	216.31 ft.	200 ft.	No
Area	90,996 sf	43,560 sf	No

45 Site Plan Review

Building Elevations

5 Building elevations have been provided for each building that includes the use of brick and other masonry materials. The proposed buildings are designed to duplicate the architectural style associated with the building to the north constructed in 2012 by the petitioner. Outdoor patio space would be created on the north side of the building on Lot 1 housing Brunch Café to allow for outdoor dining/seating. Building material samples will be presented at the meeting.

Parking

10 Director Nordman pointed out that the parking lots have been configured to allow cross-access and shared parking between the two properties and the existing development to the north. The proposed site plan provides 81 parking spaces on Lot 1 and 86 spaces on Lot 2 for a total of 167 parking spaces between the two lots (7 parking spaces are provided for every 1,000 square feet of gross building area). The following table summarizes the parking requirements for each lot.

	BLDG. AREA	REQUIRED SPACES	PROVIDED SPACES
Lot 1	6,560 sf	66 (restaurant)	81
Lot 2	17,014 sf	69 (retail)	86
Total	23,574 sf	135	167

15 *Lighting*

The proposed parking lot lighting utilizes a shoebox style fixture, similar to the style of fixture used for the Interstate Partners other development and also Walgreens, Chase Bank, and the multi-tenant retail center which are located further to the north of the subject site. The proposed Challenger II Medium fixture is a flat lensed fixture that provides full-cut off.

20 *Signage*

25 Ground signs are proposed for each lot and are designed to appear similar to those on lots to the north. Aldi's Route 47 sign is proposed to measure 10'-3" in height and 51.52 s.f. in area per side, while monument signs on Langston Drive and Princeton Drive are proposed to measure 6'-0" in height and 16.88 s.f. in area per side. The monument sign for Lot 1 will be the same size and design of those to the north, proposed to measure 10'-3" in height and 56 s.f. in area per side. Monument signs are proposed to be located within the 100 foot landscape setback. The Regency Square Guidelines require that signs do not exceed 6'-8" in height, 54 square feet in area and are located at least 100 feet from the Route 47 right-of-way. Relief is required from the Regency Square Guidelines for the proposed ground signs.

30 Director Nordman indicated that building wall signage has generally been shown on the proposed building elevations.

Required Relief

35 Director Nordman reviewed the following elements of relief from the Regency Square Development Guidelines that are required for the proposed development plans:

Preliminary/Final Plat of Subdivision

- 40 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

- 45 1. A parking lot setback of 100 feet is required from Route 47 right-of-way. A setback of 39.12 feet is proposed.
2. A side yard building setback of fifteen (15') feet is required. A building setback adjacent to the 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 the south property line of Lot 2. As proposed, the 32.98-foot building setback requires 17.02 feet of relief.

Landscaping

- 5 1. Per the Regency Square Development Guidelines Landscape Design Standards, the development must comply with the following requirements:
 - i. 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.
 - 10 ii. 1 tree / 50 feet of lot perimeter – 1,249 feet – This requires 25 additional trees to be added to the plan.
 - iii. 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.
 - 15 iv. 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 setback 100 feet from Route 47 right-of-way. A setback of 30 feet is proposed on each lot. Relief required.
- 20 2. A ground sign may not exceed 54 square feet per side. A ground sign of 56 square feet is proposed on each lot. Relief required.
3. A ground sign may not be greater than 6'-8" inches in height. A ground sign of 10'-3" is proposed on each lot. Relief required.
- 25 4. One (1) ground sign is permitted per lot. Two (2) ground signs are proposed on Lot 1 (Brunch Café) and three (3) ground signs are proposed on Lot 2 (Aldi). Relief required.
5. The total area of wall signage per tenant cannot exceed one square foot per lineal foot of tenant frontage and the length of the sign cannot occupy more than 60% of the tenant's linear frontage. The following table summarizes the required relief for the size of the proposed wall signage:

	Linear Bldg. Frontage	Square Footage Allowed	Proposed
Aldi	141.33	141.33	67.95 (east and north elevation) 49.98 (south and west)
Brunch Café	56	56	70.15 (east, north and west elevations)
Blue Cherry	25	25	65.5 (east and west elevations)

30 Director Nordman noted that the developer's previous project was granted relief to allow a tenant's wall sign to measure two (2) square feet for each one (1) linear foot of the tenant's frontage and the length of the sign shall not exceed the linear frontage of the tenant's storefront. It is recommended that a similar criteria be applied to this development to ensure uniformity.

- 35 6. One (1) wall sign per tenant or one (1) per street frontage (must be located on street frontage face of the building) is allowed. Lot 1 fronts on Route 47 and Princeton Drive; therefore, allowing two wall signs for each tenant (one on the Route 47 building frontage and one on the Princeton Drive building frontage). Relief is required to allow the Brunch Café to have an additional sign on the north elevation of their tenant space. Aldi is located on three (3) street frontages (Route 47, Princeton, and Langston) and is therefore allowed three wall signs. Relief is required to allow Aldi to have one (1) additional wall sign on the north elevation of the building.
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Plan Commission Conceptual Review

45 The Plan Commission reviewed conceptual plans at their September 9, 2013 meeting. Discussion focused on the ability of trucks to enter the site and access the Aldi loading dock. Since the meeting, the developer, Aldi representatives, Village staff and the Village's traffic engineer have extensively discussed the width of the curb cut and turning movements necessary for a truck to access the Aldi loading dock. The result is a 52-foot wide

curb cut that has been shifted to the south to align with the access corridor which extends east-west between the two buildings. The developer's engineer has prepared an AutoTurn exhibit to demonstrate the movement of a truck entering the site and backing into the loading dock. Both the Village's traffic engineer and Aldi representatives have reviewed the AutoTurn exhibit and found it to be acceptable.

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Village Board Concept Review

The Village Board reviewed conceptual plans for the project at the July 18, 2013 meeting and Director Nordman reminded the Plan Commission that an excerpt from that meeting's minutes was included in their packet for review.

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Requested Action

Director Nordman stated that the petitioners request a motion of the Plan Commission, to recommend approval of 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 a Preliminary and Final Plat of Subdivision within the "C-2-PDD" Regional Retail – Planned Development District, and Site Plan Review, including approval of such relief as may be necessary to allow development in accordance with the site plan that has been submitted to, and is on file with, the Village of Huntley.

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

1. All public improvements and site development must occur in full compliance with the submitted plans and all other applicable Village Municipal Services (Engineering, Public Works, Planning and Building) site design standards, practices and permit requirements.
2. The petitioners will comply with all final engineering revisions to be approved by the Village Engineer and Development Services Department.
3. The petitioners will comply with all revisions to the Final Plat of Subdivision to be approved by the Village Engineer and Development Services Department.
4. The Village of Huntley will require adherence to Illinois drainage law and best management practices for stormwater management.
5. In accordance with the Section 155.221(A)(5) of the Subdivision Ordinance, the owner shall record the Plat of Subdivision with the Recorder of Kane County within three (3) months of approval by the Village Board. Failure to record the Plat of Subdivision within three (3) months shall make it null and void.
6. The petitioner shall work with Village Staff to place additional trees throughout the site.
7. The petitioner shall obtain final approval of the Landscape Plan from the Development Services Department.
8. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
9. The allowable size of future tenant wall signage shall not exceed (2) square feet for each one (1) lineal foot of the tenant's frontage, and the length of the sign shall not exceed the linear frontage of the tenant's storefront.
10. The final location of the ground signs on Princeton Drive and Langston Drive shall be field verified so as not to obstruct vehicular sight lines.
11. No building plans or permits are approved as part of this submittal.
12. No sign permits are approved as part of this submittal.

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Director Nordman reminded the Plan Commission that the public hearing to consider the request was continued from the September 9, 2013 Plan Commission meeting.

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Chairman Kibort stated that a public hearing is being conducted and all audience members that would like to speak tonight must be sworn in. Chairman Kibort asked anyone wishing to speak to stand and be sworn in. The following individuals were sworn in:

Charles Nordman, Village of Huntley

Mark Ebacher, Principal, Interstate Partners, 2860 Galvin Drive, Elgin, IL 60124

Mr. Ebacher addressed the Plan Commission and stated that it was their intent to develop the subject property in a consistent fashion to how the property to the north was developed, particularly in regard to the installation of landscaping.

There were no comments from members of the audience.

Commissioner Ellison stated that she was not sure whether it is necessary to eliminate all of the existing trees on the site.

Plan Commission members were in favor of the proposed revisions to the loading dock and building elevations as proposed.

Commissioner Chandler asked about the number of parking spaces proposed with the first phase of development and stated that he was concerned with the number of bollards proposed in front of the proposed Brunch Café building.

Commissioner Ellison asked the petitioner when the project would start and Mr. Ebacher stated that he would like to begin this fall.

A MOTION was made to close the public hearing to consider Petition No. 13-9.4.

MOVED: Commissioner Hahn

SECONDED: Commissioner Ellison

AYES: Commissioners Hoeft, Ellison, Hahn, Nichols, and Chandler and Chairman Kibort

NAYS: None

ABSTAIN: None

MOTION CARRIED 6:0:0

A MOTION was made to recommend approval of 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 a Preliminary and Final Plat of Subdivision within the “C-2-PDD” Regional Retail – Planned Development District, and Site Plan Review, including approval of such relief as may be necessary to allow development in accordance with the site plan that has been submitted to, and is on file with, the Village of Huntley, subject to the following conditions:

1. All public improvements and site development must occur in full compliance with the submitted plans and all other applicable Village Municipal Services (Engineering, Public Works, Planning and Building) site design standards, practices and permit requirements.
2. The petitioners will comply with all final engineering revisions to be approved by the Village Engineer and Development Services Department.
3. The petitioners will comply with all revisions to the Final Plat of Subdivision to be approved by the Village Engineer and Development Services Department.
4. The Village of Huntley will require adherence to Illinois drainage law and best management practices for stormwater management.
5. In accordance with the Section 155.221(A)(5) of the Subdivision Ordinance, the owner shall record the Plat of Subdivision with the Recorder of Kane County within three (3) months of approval by the Village Board. Failure to record the Plat of Subdivision within three (3) months shall make it null and void.
6. The petitioner shall work with Village Staff to place additional trees throughout the site.
7. The petitioner shall obtain final approval of the Landscape Plan from the Development Services Department.

8. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
9. The allowable size of future tenant wall signage shall not exceed (2) square feet for each one (1) lineal foot of the tenant's frontage, and the length of the sign shall not exceed the linear frontage of the tenant's storefront.
10. The final location of the ground signs on Princeton Drive and Langston Drive shall be field verified so as not to obstruct vehicular sight lines.
11. No building plans or permits are approved as part of this submittal.
12. No sign permits are approved as part of this submittal.

10 **MOVED: Commissioner Ellison**
SECONDED: Commissioner Hahn
AYES: Commissioners Hoeft, Ellison, Hahn, Nichols, and Chandler and Chairman Kibort
NAYS: None
ABSTAIN: None
15 **MOTION CARRIED 6:0:0**

B. Petition No. 13-9.6, Union Special, LLC and Heat United Soccer Club, 1 Union Special Plaza request for a Special Use Permit to operate an Indoor Recreation Facility in the "M" Manufacturing District in accordance with the application submitted to, and is on file with, the Village of Huntley.

Director Nordman reviewed a PowerPoint presentation outlining the request.

Background Information

The owner and petitioner, Union Special, LLC and Heat United Soccer Club, respectively, 1 Union Special Plaza Huntley, IL 60142 are requesting a Special Use Permit for an Indoor Recreation use within a 6,146 square foot lease space within the "M" Manufacturing zoned Union Special facility.

Development Summary

Director Nordman began by stating that Union Special LLC and Heat United Soccer Club (HU) have applied to the Village of Huntley for a Special Use Permit for Indoor Recreation within the "M" Manufacturing zoning district. The Special Use Permit will allow the Heat United Soccer Club to utilize a 6,146 square foot lease space in addition to the 15,867 square foot space they currently share with Huntley Travel Baseball (HTB) under the Special Use Permit approved last year per Ordinance (O) 2012-4.16.

Director Nordman pointed out that the subject lease space will be utilized by HU in much the same manner as described under the original Special Use Permit with the lease space primarily used on weekdays between 6 and 8 p.m. with peak usage time involving as many as 15 to 20 participants. HU participants are generally between the ages of eight (8) and eighteen (18) years of age and are typically dropped off at the facility thereby utilizing a modest amount of the Union Special facility parking. As previously noted, the peak usage times of other businesses within the Union Special facility and the minimal parking required for the Indoor Recreation use were both cited as reasons why the petitioners expect little, if any, conflict with the most recently proposed Special Use.

Director Nordman continued stating that while HU has indicated they may allow other organizations to utilize its lease space to help reduce rental costs; however, they have stated that they are not openly marketing the space to other organizations. The use of the space would potentially be open to other groups when HU is primarily competing outdoors. This is generally from April through October.

Staff Analysis

Ordinance No. 2005-2.12, approved February 10, 2005, accommodated the Zoning Text Amendment to include Indoor Amusement/Indoor Recreation as a Special Use within the "M" Manufacturing, "B-2" Highway Service and "B-3" Shopping Center Business Districts.

Special Use Permits – Standards for Special Use Permits.

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:

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- (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.
- (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.
- (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.

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Action Requested

Director Nordman stated that the petitioners request a motion of the Plan Commission, to recommend approval of Petition No. 13-9.6, Union Special, LLC and Heat United Soccer Club, 1 Union Special Plaza request for a Special Use Permit to operate an Indoor Recreation Facility in the “M” Manufacturing District in accordance with the application submitted to, and is on file with, the Village of Huntley.

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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 improvements must occur in full compliance with all applicable Village Municipal Services (Engineering, Public Works, Planning and Building), practices and permit requirements.
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.

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A MOTION was made to open the public hearing to consider Petition No. 13-9.6.

MOVED: Commissioner Nichols

SECONDED: Commissioner Hoeft

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AYES: Commissioners Hoeft, Ellison, Hahn, Nichols, and Chandler and Chairman Kibort

NAYS: None

ABSTAIN: None

MOTION CARRIED 6:0:0

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:

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Charles Nordman, Village of Huntley

Tom Bartel, Vice President, Union Special, LLC, 1 Union Special Plaza, Huntley, IL 60142

There were no comments from members of the audience.

5 Commissioner Ellison asked for clarification on where the lease space is located and confirmation that the Union Special administration was comfortable with the proposed lease space being sublet to other organizations.

Mr. Bartel pointed out which space within the facility the Heat Soccer club would be occupying and confirmed that Union Special was okay with the proposed sublet arrangement.

10 There were no other comments or concerns from the Plan Commission members.

A MOTION was made to close the public hearing to consider Petition No. 13-9.6.

15 **MOVED: Commissioner Ellison**
SECONDED: Commissioner Chandler
AYES: Commissioners Hoeft, Ellison, Hahn, Nichols, and Chandler and Chairman Kibort
NAYS: None
ABSTAIN: None
MOTION CARRIED 6:0:0

20 **A MOTION was made to recommend approval of Petition No. 13-9.6, Union Special, LLC and Heat United Soccer Club, 1 Union Special Plaza request for a Special Use Permit to operate an Indoor Recreation Facility in the “M” Manufacturing District in accordance with the application submitted to, and is on file with, the Village of Huntley, subject to the following conditions:**

- 25
1. All improvements must occur in full compliance with all applicable Village Municipal Services (Engineering, Public Works, Planning and Building), practices and permit requirements.
 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.

30 **MOVED: Commissioner Ellison**
SECONDED: Commissioner Hoeft
AYES: Commissioners Hoeft, Ellison, Hahn, Nichols, and Chandler and Chairman Kibort
NAYS: None
35 **ABSTAIN: None**
MOTION CARRIED 6:0:0

8. Adjournment

40 **At 7:35 pm, a MOTION was made to adjourn the September 23, 2013 Plan Commission meeting.**

MOVED: Commissioner Ellison
SECONDED: Commissioner Nichols
AYES: Commissioners Hoeft, Ellison, Hahn, Nichols and Chandler and Chairman Kibort
45 **NAYS: None**
ABSTAIN: None
MOTION CARRIED 6:0:0

50 Respectfully submitted,
James Williams
Planner
Village of Huntley