

VILLAGE OF HUNTLEY
PLAN COMMISSION MEETING
Monday, July 27, 2015
MINUTES

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CALL TO ORDER

Chairman Tom Kibort called to order the Village of Huntley Plan Commission meeting for July 27, 2015 at 6:34 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, Lori Nichols, and Robert Chandler, Vice-Chair Dawn Ellison and Chairman Tom Kibort

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COMMISSIONERS ABSENT:

Commissioner Terra DeBaltz

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 July 13, 2015 Plan Commission Meeting Minutes

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A MOTION was made to approve the July 13, 2015 Plan Commission Meeting Minutes as written.

MOVED:

Commissioner Nichols

SECONDED:

Commissioner Chandler

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AYES:

Commissioners Hahn, Nichols, Robert Chandler, and Chairman Kibort

NAYS:

None

ABSTAIN:

Commissioner Darci Chandler and Vice-Chair Ellison

MOTION CARRIED

4:0:2

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6. Public Hearing(s)

A. Petition No. 15-7.2, McDonald's USA, LLC, as petitioner, and Archland Property LP, as owner, 10711 Route 47, request an Amended Special Use Permit for a Restaurant with Dual Drive-Through and Site Plan Review, including any necessary relief in accordance with the site plan submitted to, and on file with, the Village of Huntley, pursuant to the requirements of Section 156.204 of the Huntley Zoning Ordinance.

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Director Nordman reviewed a PowerPoint presentation outlining the request for an amended Special Use Permit for a Restaurant with Dual Drive-Through and Site Plan Review, including any necessary relief from the petitioners, McDonald's USA, LLC, c/o Goldstine, Skrodzki, Russian, Nemecek and Hoff, Ltd., 835 McClintock Drive - 2nd Floor, Burr Ridge, IL 60527 and owner, Archland Property LP, c/o U.S. Realty Advisors, LLC, 1370 Avenue of the Americas - 21st Floor, New York, NY 10019.

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INTRODUCTION

5 Director Nordman explained that the petitioners are requesting an amendment to the Special Use Permit for the McDonald’s restaurant with a drive-through at the 10711 Route 47 to accommodate the reconfiguration of the site to construct a dual drive-through along with necessary relief and associated site improvements.

Parking

10 Director Nordman noted that the McDonald’s restaurant currently has seating for fifty-eight (58), thereby requiring twenty (20) parking spaces (per the restaurant-parking ratio of one (1) parking space for every three (3) seats) and currently the site has forty-four (44) parking stalls including the requisite two (2) accessible parking stalls.

15 Director Nordman stated the reconfiguration of the site to accommodate the proposed dual drive through lanes will eliminate ten (10) parking spaces along the north side of the site and the petitioners intend to replace these parking spaces by installing twelve (12) parking stalls along the west side of the frontage road between the site and North Street resulting in a total of forty-six (46) parking stalls, including two (2) accessible spaces.

STAFF ANALYSIS

20 Director Nordman pointed out that a parking study was conducted and submitted by the petitioners. It found the longest drive-through queue was nine (9) vehicles at 8:00 and 8:30 a.m., the highest parking demand was twenty-six (26) spaces and over half (57%) of the parked vehicles stayed for less than fifteen (15) minutes. Director Nordman stated that based on this data collection, the petitioners’ traffic engineers believe the forty-six (46) parking spaces is more than adequate to meet the parking needs for the site.

25 ***Landscaping***

30 Director Nordman noted that the proposed dual drive-through lanes necessitates adjustments to the site’s landscaping. Specifically, the plans include removal of three (3) Crabapple trees along the frontage road to accommodate the added parking spaces and removal of a Honeylocust tree and Crabapple shrub that currently flank the drive-through entrance. A Honeylocust tree (at the north side of the drive-through entrance), along with flowering and evergreen shrubs and ornamental grasses will replace the removed plant materials. Additions to the site’s landscaping include plantings of shrubs and ornamental grasses along the north side of the existing patio and building as well as within the island formed between the dual drive-through lanes.

Special Use Permit

35 Director Nordman reminded the Plan Commission of the *Standards for Special Use Permits (1) General Standards* listed in the staff report and noted that no special use permit shall be recommended or granted pursuant to this Section unless the applicant shall establish that:

- 40 (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.
- 45 (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.
- 50 (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 McDonald’s USA, LLC, as Petitioner, and Archland Property LP, as owner, 10711 Route 47, for an amended Special Use Permit to allow Restaurant with Dual Drive-Through and Site Plan Review, including any necessary relief, pursuant to the requirements of 156.204 of the Village of 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 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.
- 20 3. The petitioner shall obtain final landscape approval of the Landscape Plan from the Development Services Department.
4. All permanent and seasonal plantings must be replaced immediately upon decline.
5. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
6. No building plans or permits are approved as part of the submittal.
- 25 7. No sign permits are approved as part of the submittal.

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A MOTION was made to open the public hearing to consider Petition No. 15-7.2.

MOVED: Commissioner Nichols
30 SECONDED: Commissioner Robert Chandler
AYES: Commissioners Darci Chandler, Hahn, Nichols, and Robert Chandler, Vice-Chair Ellison and Chairman Kibort
NAYS: None
ABSTAIN: None
35 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
 James Olguin, 835 McClintock Drive - 2nd Floor, Burr Ridge, IL 60527
 Susan Singleton, 1215 Sullivan Road, Woodstock, IL 60018
 Dr. Deb Jankins, Pet Vet Animal Clinic, 11901 Route 47, Huntley, IL 60142,

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Chairman Kibort asked if the petitioners had any information that they would like to provide regarding the subject request.

James Olguin addressed the Plan Commission and introduced the McDonald’s team members in attendance this evening including Susan Singleton, Jeff Miller and Lynn Means. Mr. Olguin continued stating that the proposed dual drive-through lanes are an integral component to the performance of the McDonald’s restaurant as evidenced by the fact that most new restaurants have dual drive through lanes. Mr. Olguin stated that dual drive-

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through lanes are one of the most efficient ways to service the restaurant customer and increase capacity by fifty percent.

5 Dr. Jenkins, owner of the neighboring Pet Vet facility, addressed the Plan Commission and noted that the intersection at North Street, the north-south frontage road (servicing the McDonald's) and Route 47 can sometimes be a safety concern.

Chairman Kibort suggested striping and additional signs at that intersection my need to be considered.

10 Vice-Chair Ellison asked if Illinois Department of Transportation has any plans to signalize the intersection and Director Nordman noted that that there are no plans for a traffic signal at this intersection. Director Nordman noted that there currently is a stop sign at the northern end of the frontage road facing south.

15 Commissioner Darci Chandler stated she was generally in favor of the proposed dual drive-through but had concerns about the proposed parking along the west side of the frontage road as well as the landscaping that would be removed to accommodate this parking area.

20 Mr. Olguin noted that the proposed parking would be intended for the use of employees with lower turnover and therefore fewer opportunities to conflict with vehicles circulating along the frontage road. In regard to the proposed replacement landscaping, Mr. Olguin noted the plantings were chosen for being salt tolerant and adequate for replacing the landscaping removed for installing the parking spaces.

25 Vice-Chair Ellison stated that she likes the proposed reconfiguration to accommodate the dual drive-through, but was concerned with what accommodations were being considered for trucks and trailers that typically parked along the frontage road.

Commissioner Hahn suggested acquisition of property to the west of the existing site to accommodate parking and not putting the replaced parking along the west side of the frontage road.

30 Mr. Olguin noted that there is no plan to acquire additional property to the west and that the existing footprint of property is what they plan on moving forward with in the future.

35 Commissioner Nichols stated that she is in favor of the plan but believes the parking along the frontage road may not be necessary and pointed out that eliminating the parking will save the landscaping.

Commissioner Robert Chandler agreed with Commissioner Nichol's assessment of the proposed plan including eliminating the proposed parking along the frontage road.

A MOTION was made to close the public hearing for Petition No. 15-7.2.

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MOVED: Commissioner Vice-Chair Ellison
SECONDED: Commissioner Hahn
AYES: Commissioners Darci Chandler, Hahn, Nichols, and Robert Chandler, Vice-Chair Ellison and Chairman Kibort
45 **NAYS: None**
ABSTAIN: None
MOTION CARRIED 6:0:0

50 **A MOTION was made to recommend approval of Petition No. 15-7.2, McDonald's USA, LLC, as Petitioner, and Archland Property LP, as owner, 10711 Route 47, for an amended Special Use Permit to allow Restaurant with Dual Drive-Through and Site Plan Review pursuant to the requirements of 156.204 of the Village of Huntley Zoning Ordinance 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 petitioner shall obtain final landscape approval of the Landscape Plan from the Development Services Department.
4. All permanent and seasonal plantings must be replaced immediately upon decline.
5. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
6. No building plans or permits are approved as part of the submittal.
7. No sign permits are approved as part of the submittal.
8. The petitioners will coordinate with the Village Engineer and Development Services Department to add striping at the North Street/Route 47 intersection.
9. Parking spaces proposed along the west side of the frontage road shall be eliminated and the landscape plan shall be amended to correspond with the revised site plan.

MOVED: Commissioner Nichols
SECONDED: Commissioner Robert Chandler
AYES: Commissioners Darci Chandler, Hahn, Nichols, and Robert Chandler, Vice-Chair Ellison and Chairman Kibort
NAYS: None
ABSTAIN: None
MOTION CARRIED 6:0:0

B. Petition No. 15-7.3, Huntley Real Estate LLC, Lot 5, Rosati’s Resubdivision, Requesting a Final Planned Unit Development, including any necessary relief and a Special Use Permit for a Restaurant with a Drive-Through within the proposed multi-tenant building within the “B-3 (PUD)” Shopping Center Business – Planned Unit Development-zoned property in accordance with the site plan submitted to, and on file with, the Village of Huntley, pursuant to the requirements of Section 156.204 of the Huntley Zoning Ordinance.

Planner Williams reviewed a PowerPoint presentation outlining the request from Huntley Real Estate LLC, 1180 Heather Drive, Lake Zurich, IL 60047, for a Final Planned Unit Development, including necessary relief and a Special Use Permit for a Restaurant with a Drive-Through within the “B-3 (PUD) Shopping Center Business – Planned Unit Development to accommodate construction of a ±7,840 square foot building including a Dunkin Donuts restaurant with a drive-through lane and associated site improvements.

INTRODUCTION

Planner Williams stated that Huntley Real Estate LLC is proposing construction of a new 7,840 square foot, multi-tenant building within Lot 5, of the Rosati’s Resubdivision located at the southeast corner of Route 47 and Rainsford Drive. The development, zoned “B-3” Shopping Center Business, requires a Special Use Permit for the Dunkin Donuts restaurant with a drive-through proposed within the building’s northernmost unit.

Site Plan

Planner Williams noted that ingress/egress provided to the site is at the northeast (entry-only) and southeast corners of the property via the north-south access drive serving the Rosati’s Resubdivision. One-way drive aisles (minimum twenty (20’) foot wide widths) are proposed along the north side (adjacent to the drive-through aisle/window) and along the east side (along the drive-through aisle at the rear of building) which follows the circulation pattern for the drive-through window and associated vehicle stacking. The west (front) and south (side) portions of the property will have two-way, twenty-five (25’) foot wide drive-aisles. The curbed stub at the southwest corner of the tract accommodates cross-access to the future development on Lot 4 to the south.

Parking

In regard to parking for the proposed ±7,420 square foot multi-tenant retail building, Planner Williams noted that the thirty-five (35) total parking spaces required for the site included parking for the thirty-five (35) seat, 1,855 square foot Dunkin Donuts restaurant, as shown in the following table:

	REQUIRED PARKING
THREE (3) TENANT SPACES 5,565 SF (4.0 SPACES / 1,000 SF)	23
DUNKIN DONUTS RESTAURANT (1 PARKING / 3 SEATS)	12

Planner Williams stated that the proposed site plan provides for 59 spaces, including three (3) accessible parking spaces. Planner Williams added that based on the Village’s Parking Regulations the proposed amount of parking spaces could accommodate a dine-in restaurant in at least one of the other three (3) tenant spaces.

Building Elevations

Planner Williams outlined the proposed exterior materials for the proposed building that include a combination of brick, cultured stone, metal clad accent panels, cement-board siding, fabric awnings and metal canopies, including awnings over the rear (east side) tenant doorways. The column features at the center of each building elevation and at the corners include wall-mounted sconce lights. Planner Williams noted that petitioner has provided two (2) proposed renderings for the building: one, with a rectangular-feature at the center of the west (front) and east (rear) elevations and the other without this feature. The Dunkin Donuts restaurant patio area includes a three (3’) foot-tall decorative wrought-iron fence and bollards. The dumpster enclosure at the rear of the site includes solid metal gates and masonry material matching the exterior of the principal building.

Landscaping

Planner Williams stated that proposed site landscaping offers perimeter and foundation plantings in conformance with the Village’s Landscape Ordinance and Commercial Design Guidelines including irrigation, trees and shrubs within parking area bump-outs, Mission Arborvitae screening around the dumpster enclosure on the rear (east side) of the site and low-lying building foundation plantings. Additionally, the proposed landscaping at the base of the monument sign is in conformance with the Sign Regulations requirements. The petitioner shall coordinate with Village Staff the final approval of the landscape plan including the replacement any landscape materials in decline adjacent to Route 47 and Rainsford Drive.

Lighting

In regard to the parking lot lighting for the site, Planner Williams pointed out that the same light fixture installed within the Walgreens (Lot 2) project will be used for this project. The lighting fixture provides the requisite 2.0 foot-candle average for the parking area and the 0.5 foot-candle maximum at the property line.

Signage – Monument, Menu Board and Directional Signs

Planner Williams stated that the Rosati’s Resubdivision Planned Unit Development approval included a ground sign design template for Lot 5 specifying a 8’-3½” tall masonry monument sign with a peaked top feature. The proposed 11’-3½” tall Dunkin Donuts/Multi-tenant masonry monument sign requires three (3’) feet-relief, but otherwise matches the approved monument sign design template for Lot 5. Other proposed ground signs for the site include a menu board on the rear (east side) of the building and requisite three (3’) foot-tall, directional signs on masonry piers that match the building brick.

Signage – Wall Signs

The wall sign package proposed for the Dunkin Donuts restaurant and the three (3) tenant spaces includes wall signs on both the front and rear elevations for the two (2) middle units and wall signs on the front, rear and respective North and south) sides of each of the two (2) end-cap units. The petitioners are requesting relief for the signs on the rear of the building and the interior side (south side) which do not have frontage on Route 47 or Rainsford Drive. Additionally, relief is required for the size of the Dunkin Donuts signs on the west elevation (facing Route 47) as well as the sign on the north side (facing Rainsford) that exceed the 28 square feet allowed.

REQUIRED RELIEF

Planner Williams provided the following outline of the relief required for as part of the PUD approval process for the proposed development:

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Site Plan

- 1. Sixteen (16’) feet relief is required for the proposed eighty-four (84’) foot parking setback within the 100-foot Landscape Easement adjacent to Route 47.

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Signage

- 1. Total surface area of all wall signs shall not exceed one (1) square foot for each lineal foot of the building’s frontage. The 112-foot wide front elevation allows 112 square feet of signage. The 125.1 square feet of wall signs proposed requires 13.1 square foot relief.
- 2. The north, drive-through elevation can accommodate a 28.5 square foot wall sign, therefore the proposed 38.2 square foot sign requires relief of 9.7 square feet.
- 3. Relief is required for the single 28.5 square foot sign on the south, interior side elevation.
- 4. One (1) wall sign per tenant or one (1) per street frontage (must be located on street frontage face of the building) is allowed. Relief requested for an additional wall sign on the rear (east-facing) elevation of each of the tenant spaces along the north-south access road.
- 5. The proposed 11’-3½”-tall monument sign requires three (3’) feet relief from the 8’-3½”-tall monument sign template approved for Lot 5 as part of the Preliminary Planned Unit Development for the Rosati’s Resubdivision.

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Village Board Conceptual Review

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Planner Williams stated that that Village Board reviewed conceptual plans for the project at their April 2, 2015 meeting and noted the following concerns regarding the petitioners’ request:

- Add awnings over the doors on rear of building. *Awnings have been added above the rear doors.*
- The Village Board suggested increasing the width of the drive-through aisle and length of the vehicle stacking. *The drive-through aisle width increased to 12’-5” from 11’0”.*
- Investigate reducing the width of the Route 47 and Rainsford Drive parking setbacks to increase the width of the drive aisles. *The west and south drive aisles have been widened by 1’-0” to 25’-0”;* *the north drive aisle was widened by 3’-5” to 21’-5” and the east drive aisle has been widened by 4’-0” to 20’-0”.*
- Relocate the trash enclosure to the northeast corner of the site. *The petitioner prefers to keep the dumpster centrally-located at the rear of the building to make it easily accessible from each of the four (4) tenant units.*
- Add a second “ingress-only” drive at the northeast corner of the property. *An additional entrance to the site has been added.*
- The Village Board noted that a dine-in restaurant within the other tenant spaces may exceed the proposed parking for the site. *The site has 59 parking spaces which provides flexibility for additional restaurant users.*
- The proposed monument sign for the site must be wrapped in brick matching the building. *The monument sign exhibit meets this requirement.*
- Appropriately barricade the cross-access lane to the undeveloped Lot to the south. *Future cross access is curbed.*
- Install appropriate wrought iron fencing around the patio area. *A detail of patio fence is provided.*

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Special Use Permit

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Standards for Special Use Permits (1) General Standards. No special use permit shall be recommended or granted pursuant to this Section unless the applicant shall establish that:

- (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.

ACTION REQUESTED

Planner Williams stated that the petitioners request a motion of the Plan Commission, to recommend approval of Huntley Real Estate LLC, Lot 5, Rosati’s Resubdivision, a Final Planned Unit Development and Special Use Permit to allow Restaurant with Drive-Through and Site Plan Review, including any necessary relief, pursuant to the requirements of 156.204 of the Village of Huntley Zoning Ordinance.

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 petitioner shall obtain final landscape approval of the Landscape Plan from the Development Services Department.
4. The petitioner shall work with Village Staff to address the replacement of existing landscape materials in poor condition along the frontage of Route 47 and Rainsford Drive
5. All permanent and seasonal plantings must be replaced immediately upon decline.
6. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
7. No building plans or permits are approved as part of the submittal.
8. No sign permits are approved as part of the submittal.

A MOTION was made to open the public hearing to consider Petition No. 15-7.3.

MOVED: Commissioner Vice-Chair Ellison
SECONDED: Commissioner Robert Chandler
AYES: Commissioners Darci Chandler, Hahn, Nichols, and Robert Chandler, Vice-Chair Ellison 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:

5 Charles Nordman, Village of Huntley
James Williams, Village of Huntley
Eric Carlson, ECA Architects and Planners, 24 N. Bennett Street, Geneva, IL 60143
Suresh Patel, 1180 Heather Dr., Lake Zurich, IL 60047

10 Chairman Kibort asked if the petitioners had any information that they would like to provide regarding the subject request.

15 Eric Carlson addressed the Plan Commission and noted that the plan for the Dunkin Donuts restaurant and multi-tenant building including two alternatives for the buildings front and rear parapet; one, with a rectangular detail feature and one without this parapet detail and that it is the latter alternative (without the feature) preferred by his client.

20 Commissioner Hahn asked if the proposed architectural feature served to screen any roof-top equipment and Mr. Carlson noted that the parapet already screened any equipment mounted on the roof-top of the proposed building.

Vice-Chair Ellison asked if the proposed light fixture for this development was different than the light fixture used on the Covington Lakes – Retail development on the north side of Rainsford Drive.

25 Director Nordman noted that the light fixture used for this development matches the light fixture used within the Rosati’s Resubdivision and is different than the fixtures used within the retail center on the north side of Rainsford Drive.

30 There were no members of the public that wished to speak in favor or opposition to the petitioners’ request.

Commissioner Darci Chandler stated that she like the proposed development and prefers the building’s parapet without the added architectural feature.

35 Vice-Chair Ellison stated that she prefers the building with the rectangular feature. Additionally, Vice-Chair Ellison noted her concern that the location of the dumpster may not be in the ideal for access by the garbage hauler trucks and also noted that relief requested for encroachment into the landscape buffer may be a problem.

40 Mr. Carlson noted that the orientation of the dumpster enclosure was appropriate for access by the garbage trucks and Director Nordman pointed out that encroachment into the landscape buffer area was necessary in order to widen the drive aisles as requested by the Village Board.

Commissioner Hahn stated he was comfortable with the relief to allow encroachment into the landscape buffer area and that he preferred the building elevations with the rectangular feature.

45 Chairman Kibort stated he liked the lighting fixture proposed for the development and preferred the building elevations with the rectangular architectural feature added on the front and rear of the building.

Commissioner Nichols noted that she approved of the proposed development and preferred the elevations with the architectural feature added.

50 Commissioner Robert Chandler stated that he welcomed the “360-degree” appearance of the proposed multi-tenant building, but preferred the elevations without the added architectural feature.

A MOTION was made to close the public hearing for Petition No. 15-7.3.

MOVED: Commissioner Vice-Chair Ellison
SECONDED: Commissioner Robert Chandler
5 **AYES:** Commissioners Darci Chandler, Hahn, Nichols, and Robert Chandler,
Vice-Chair Ellison and Chairman Kibort
NAYS: None
ABSTAIN: None
10 **MOTION CARRIED 6:0:0**

15 A MOTION was made to recommend approval of Petition No. 15-7.3, Huntley Real Estate LLC, Lot 5, Rosati's Resubdivision, Requesting a Final Planned Unit Development, including any necessary relief and a Special Use Permit for a Restaurant with a Drive-Through within the proposed multi-tenant building within the "B-3 (PUD)" Shopping Center Business – Planned Unit Development-zoned property in
20 accordance with the site plan submitted to, and 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:

- 25 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.
- 30 2. The petitioners will comply with all final engineering revisions to be approved by the Village Engineer and Development Services Department.
- 35 3. The petitioner shall obtain final landscape approval of the Landscape Plan from the Development Services Department.
- 40 4. The petitioner shall work with Village Staff to address the replacement of existing landscape materials in poor condition along the frontage of Route 47 and Rainsford Drive
- 45 5. All permanent and seasonal plantings must be replaced immediately upon decline.
- 50 6. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
7. No building plans or permits are approved as part of the submittal.
8. No sign permits are approved as part of the submittal.
9. The front elevation shall have rectangular architectural feature added on the between the two tower elements.

35 **MOVED:** Commissioner Robert Chandler
SECONDED: Commissioner Nichols
AYES: Commissioners Darci Chandler, Hahn, Nichols, and Robert Chandler,
Vice-Chair Ellison and Chairman Kibort
40 **NAYS:** None
ABSTAIN: None
MOTION CARRIED 6:0:0

7. Discussion

45 Director Nordman reminded the Plan Commission members that the next scheduled meeting is Monday, August 10, 2015, with a single public hearing item currently scheduled to be considered that evening.

8. Adjournment

50 At 7:45 pm, a MOTION was made to adjourn the July 27, 2015 Plan Commission meeting.

MOVED: Commissioner Vice-Chair Ellison
SECONDED: Commissioner Darci Chandler

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

NAYS: None

ABSTAIN: None

5 **MOTION CARRIED 6:0:0**

Respectfully submitted,

James Williams

Planner

10 Village of Huntley