

**VILLAGE OF HUNTLEY**  
**PLAN COMMISSION MEETING**  
Monday, July 14, 2014  
MINUTES

5

**CALL TO ORDER**

Vice Chair Dawn Ellison called to order the Village of Huntley Plan Commission meeting for July 14, 2014 at 6:32 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**

Vice Chair Dawn Ellison led the Pledge of Allegiance.

**ROLL CALL**

15

PLAN

COMMISSIONERS: Commissioners Tim Hoeft, Ron Hahn, Lori Nichols and Terra DeBaltz and Vice Chair Dawn Ellison

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COMMISSIONERS

ABSENT:

Commissioner Robert Chandler

ALSO PRESENT:

Assistant Village Manager Lisa Armour, 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

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A. Approval of the June 23, 2014 Plan Commission Meeting Minutes

**A MOTION was made to approve the June 23, 2014 Plan Commission Meeting Minutes as written.**

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**MOVED:**

**Commissioner Hahn**

**SECONDED:**

**Commissioner DeBaltz**

**AYES:**

**Commissioners Hoeft, Hahn, Nichols, DeBaltz and Vice Chair Ellison**

**NAYS:**

**None**

**ABSTAIN:**

**Commissioner Hahn**

**MOTION CARRIED**

**5:0:0**

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6. Public Hearing(s)

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A. Petition No. 14-7.1 – Billitteri Enterprises LLC, petitioner, and Village of Huntley, owner, 11801 Main Street – Requesting a Map Amendment to rezone the Subject Property to “B-2” Highway Service, Preliminary and Final Plat of Subdivision, and Special Use Permit for Preliminary and Final Planned Unit Development for a ±5,675 square foot multi-tenant building and associated site improvements, including any necessary relief in accordance with the site plan that has been submitted to, and is on file with, the Village of Huntley, pursuant to the requirements of Section 156.204 of the Huntley Zoning Ordinance.

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Director Nordman reviewed a PowerPoint presentation outlining the request including the petitioner, Billitteri Enterprises, LLC, P.O. Box 2272, Crystal Lake, IL 60039, and the owners of the subject property, the Village of Huntley, 10987 Main Street, Huntley, IL 60142.

*Background*

5 Director Nordman’s review of the project background began with the Village’s acquisition of the Sawyer-Kelley Mill building in August, 2012 and preparation of a request for proposal (RFP) in August 2013 which sought parties interested in restoration of the existing building or redevelopment of the site.

10 Of the two RFP responses, Director Nordman continued, the Village selected the proposal submitted by Billitteri Enterprises, LLC based on the creativity of their submittal which honored Huntley’s historic town square architecture, maximized space for new tenants, and leveraged the value of the Village’s financial commitment.

Director Nordman noted that it is the hope of the Village that the proposed project will serve as an important catalyst to revitalization throughout the downtown area.

15 *Required Approvals*

Director Nordman stated that the proposed development plans include a ±5,675 square foot multi-tenant building that requires the following review and approvals from the Plan Commission and Village Board:

- 20       ▪ Map Amendment to Rezone the Property to B-2
- Preliminary/Final Plat of Subdivision
- Special Use Permit for Preliminary/Final Planned Unit Development

*Map Amendment*

25 Director Nordman noted that the proposed map amendment will rezone the subject site from “O-1 (PUD)” Office Planned Unit Development to “B-2” Highway Service which is the primary zoning designation for properties within the downtown area. Furthermore, Director Nordman noted that the Village’s Land Use Plan shows the property as mixed use, which is consistent with the proposed rezoning to “B-2”.

30 *Preliminary / Final Plat of Subdivision*

35 Director Nordman pointed out that the proposed Plat of Subdivision will create an 8,959 square foot lot accommodating the proposed new ±5,675 square foot multi-tenant building at its northern end, adjacent to Main Street, with the remaining property utilized for the Village’s municipal parking lot.

Director Nordman noted that all proposed lots conform to the minimum lot area and width for the “B-2” zoning district.

40 *Preliminary / Final Planned Unit Development*

45 Director Nordman reviewed the proposed Planned Unit Development that includes the 5,675 square foot single-story multi-tenant building fronting on Main Street. Director Nordman noted that the proposed building’s front elevation, which will give the appearance of two stories, will primarily utilize face brick, with exception of a single storefront that will utilize hardi-board siding. Director Nordman continued the description of the proposed building elevations noting that face brick will wrap a portion of the side elevations where it will then transition to hardi-board siding.

*Parking*

50 Director Nordman pointed out that the footprint of the proposed building has been incorporated into the recently approved Downtown Streetscape Plan to illustrate the relationship between the building and the surrounding

improvements that are proposed for the streetscape and parking lots. Additionally, Director Nordman noted the required twenty-three (23) parking stalls required for the proposed building will be provided in the reconfigured municipal parking lot to the west/southwest of the new building.

5 *Landscaping*

Director Nordman addressed landscaping for the proposed site including the plan to offset the building twelve (12) feet from the front property line to provide an area for outdoor dining and landscape planters as well as include foundation plantings along the side and rear portions of the building.

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*Required Relief*

Director Nordman noted that the following elements of relief are required from the Village's Zoning Ordinance in order to accommodate the requested development:

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1. The "B-2" zoning district requires a front yard setback of 30 feet. A 10.9 foot setback is proposed along Main Street property line (this setback does not count the sidewalk along Main Street).
2. The "B-2" zoning district requires a rear yard setback of 20 feet. A 7.2 foot rear yard setback is proposed along the south lot line.
- 20 3. The "B-2" zoning district requires a minimum side yard setback of 10 feet and a combined side yard setback of no less than 20 feet. The proposed site plan provides a 5.4 foot setback adjacent to the west lot line and a combined setback of 16.9 feet.
4. The "B-2" zoning district allows a maximum building coverage of 50%. The site plan proposes a building coverage of 63%.
- 25 5. The "B-2" zoning district allows a maximum impervious coverage of 85%. The site plan proposes an impervious coverage of approximately 96%.

*Action Requested*

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Director Nordman stated that the petitioners request a motion of the Plan Commission, to recommend approval of Petition No. 14-7.1 – Billitteri Enterprises LLC, petitioner, and Village of Huntley, owner, 11801 Main Street – Requesting a Map Amendment to rezone the Subject Property to "B-2" Highway Service, Preliminary and Final Plat of Subdivision, and Special Use Permit for Preliminary and Final Planned Unit Development for a ±5,675 square foot multi-tenant building and associated site improvements, including any necessary relief in accordance with the site plan that has been submitted to, and is on file with, the Village of Huntley, pursuant to the requirements of Section 156.204 of the Huntley Zoning Ordinance.

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

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1. All public improvements and site development must occur in full compliance with the submitted plans (see list of exhibits) and all other applicable Village Municipal Services (Engineering, Public Works, Planning and Building) site design standards, practices and permit requirements.
2. The petitioners will comply with all final engineering plan review comments by the Village Engineer and Development Services Department.
- 45 3. The Landscape Plan shall be modified to replace Marshall's Delight Bee Balm and Gro-Low Sumac with Taxus Yews and Spirea.
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.
- 50 6. No sign permits are approved as part of this submittal.

**A MOTION was made to open the public hearing to consider Petition No. 14-7.1.**

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

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

15 Charles Nordman, Village of Huntley  
Larry Farrenkopf, Architects 127 & Associates, Inc., 667 E Calhoun Street, Woodstock, 60098

15 Director Nordman noted that all public hearing requirements were met for the petition including public notice in the newspaper, public notice to all adjacent property owners with 250 feet and the public hearing sign placed on the subject property.

20 Mr. Farrenkopf addressed the Plan Commission and stated he would be happy to answer any questions the Plan Commission members had regarding the proposed project.

No members of the audience offered any comments or concerns regarding the petition.

25 Commissioner Hoeft noted that when the conceptual review of the project was considered at the Plan Commission meeting on June 23<sup>rd</sup>, discussion included possible façade improvements to the west elevation of the building and he wanted to know if any consideration had been made in regard to this discussion.

30 Mr. Farrenkopf, referring to a three-dimension model of the proposed building prepared for this evening's meeting, noted that the taper of the wall section on the building west elevation, proposed landscaping on this portion of the site, and the storefront brick face wrapping around to the sides of the building all contributed to minimize the visual impact this portion of the building and hopefully lessens the concerns regarding the aesthetics of this side raised through the course of the conceptual review of the project.

35 Commissioner Hahn asked Staff what concerns the Village Board had regarding the proposed development.

Director Nordman noted that the Village Board had raised similar about the appearance of the west side building elevation.

40 Commissioner Nichols and DeBaltz stated that they had no specific concerns regarding the petitioner's request and were generally pleased with the project as presented.

45 Vice Chair Ellison suggested that there may still be ways to improve the west elevation of the building, however, apart from that she was generally pleased with the overall project as presented.

**A MOTION was made to close the public hearing to consider Petition No. 14-7.1.**

**MOVED: Commissioner Hoeft**  
**SECONDED: Commissioner Nichols**  
50 **AYES: Commissioners Hoeft, Hahn, Nichols, DeBaltz, and Vice Chair Ellison**  
**NAYS: None**  
**ABSTAIN: None**

**MOTION CARRIED 5:0:0**

A MOTION was made to recommend approval of Petition No. 14-7.1 – Billitteri Enterprises LLC, petitioner, and Village of Huntley, owner, 11801 Main Street – Requesting a Map Amendment to rezone the Subject Property to “B-2” Highway Service, Preliminary and Final Plat of Subdivision, and Special Use Permit for Preliminary and Final Planned Unit Development for a ±5,675 square foot multi-tenant building and associated site improvements, including any necessary relief in accordance with the site plan that has been submitted to, and is on file with, the Village of Huntley, pursuant to the requirements of Section 156.204 of the Huntley Zoning Ordinance 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 petitioners will comply with all final engineering plan review comments by the Village Engineer and Development Services Department.
3. The Landscape Plan shall be modified to replace Marshall’s Delight Bee Balm and Gro-Low Sumac with Taxus Yews and Spirea.
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 permits are approved as part of this submittal.

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

7. Petition(s)

- A. Petition No. 14-7.2 – Reiche Construction Inc., petitioner, and LDI Industries, owner, 12901 Jim Dhamer Drive – Requesting Site Plan Review for a ±12,600 square foot building addition and related site improvements in accordance with the site plan that has been submitted to, and is on file with, the Village of Huntley, pursuant to the requirements of Section 156.072 of the Huntley Zoning Ordinance.

Planner Williams reviewed a PowerPoint presentation beginning with the petitioner, Reiche Construction Inc., 1550 N. Old Rand Road – Unit A, Wauconda, IL 60084 and owner of the subject property, LDI Industries, 12901 Jim Dhamer Drive, Huntley, IL 60142

Planner Williams continued stating that the subject location of the property in question is the approximately 14.17-acre tract known as 12901 Jim Dhamer Drive (Lot 3, Corporate Park – Phase 3) on the south side of Jim Dhamer Drive approximately 900 feet west of George Bush Court.

Planner Williams stated that the petitioners are requesting approval of an amended Site Plan to accommodate a 12,600 square foot addition to the existing LDI Industries office/warehouse facility.

*Development Summary*

Planner Williams noted that LDI Industries, specializing in the design and manufacturing of hydraulic components and lubricating equipment, have occupied the 99,850 square foot “BP-PDD” Business Park –

Planned Development District-zoned warehouse/office facility on the south side of Jim Dhamer Drive since early 2007, and that the petitioners are proposing construction of a 12,600 square foot (70' x 180') addition on the east side of the existing facility and a 2,000 square foot (50' x 40') equipment/material enclosure at the southeast corner of the existing building.

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*Site Plan Review*

Planner Williams stated that the proposed additions to the LDI Industries site will have minimal impact upon the existing development, noting that access drives from Jim Dhamer will remain unchanged along with the loading docks on the east side of the facility.

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*Parking*

Planner Williams reviewed the following table reflecting the existing/required parking for the site based upon Section 156.106 PARKING. of the Huntley's Zoning Ordinance:

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| USE                     | PROPOSED SQUARE FOOTAGE | RATIO                         | REQUIRED PARKING |
|-------------------------|-------------------------|-------------------------------|------------------|
| OFFICE                  | 7,185                   | 4/1000                        | 29               |
| MANUFACTURING           | 56,000                  | 2/1000                        | 112              |
| WAREHOUSES (≤100K S.F.) | 36,665                  | 1/1000                        | 37               |
| WAREHOUSE ADDITION      | 12,600                  | 1/1000                        | 13               |
|                         |                         | TOTAL<br>REQUIRED<br>PROVIDED | 191<br><br>196*  |

Planner Williams noted that the 196 parking spaces provided on the site includes 88 land-banked parking spaces located at the southern end of the property.

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*Building Elevations*

Planner Williams noted that the proposed addition will incorporate the same exterior materials that were used on the original structure including pre-cast wall panels and prefinished metal fascia along the top of the building. Regarding the proposed 50' x 40' equipment/material cedar siding enclosure proposed near the southeast corner of the existing facility, Planner Williams noted that it includes three gates along the north side of the structure providing access from the parking area near the facility's two overhead doors. Additionally, Planner Williams stated that the Village Design Guidelines generally direct that accessory structures, such as the proposed equipment/material structure, be constructed of masonry or materials matching or complementary to the principal structure.

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*Lighting/Landscaping/Signage*

Planner Williams stated that the proposed addition includes no additional lighting, landscaping or signage as part of the redevelopment.

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*Standards for Site Plan Review*

Planner Williams noted that the report outlining the petitioner's request included the following site plan review standards:

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- (a) The application must be complete and shall not contain variations from the Zoning Ordinance or other applicable regulations.
- (b) Applications submitted in connection with another application must be approved prior to or concurrent

with the site plan permit review.

(c) Site plans shall adequately meet specified standards required by the Zoning Ordinance with respect to the proposed use or development, including special use standards where applicable.

(d) Site plans shall equitably accommodate easements or rights-of-way.

5 (e) Proposed site plan shall not be unreasonably injurious or detrimental to the use and enjoyment of surrounding property.

(f) Proposed site plan shall not create undue traffic congestion or hazards in the public streets and circulation elements of the proposed site plan shall not unreasonably create hazards to safety on- or off-site or disjointed or inefficient pedestrian or vehicular circulation paths on- or off-site.

10 (g) Requisite screening elements shall provide adequate shielding from or for nearby uses.

(h) Drainage and erosion issues shall be addressed to fully and satisfactorily integrate the site into the overall existing and planned drainage system serving the Village.

15 (i) The proposed site plan shall not place unwarranted or unreasonable burden upon the specified utility systems serving the site or area or fail to fully and satisfactorily integrate site utilities into the overall existing planned utility system serving the Village.

(j) The proposed site plan shall not adversely affect the public health, safety, or general welfare.

#### *Action Requested*

20 The petitioners request a motion of the Plan Commission, to recommend approval of Petition No. 14-7.2, Reiche Construction Inc., petitioner, and LDI Industries, owner, 12901 Jim Dhamer Drive – Requesting Site Plan Review for a ±12,600 square foot building addition and related site improvements in accordance with the site plan that has been submitted to, and is on file with, the Village of Huntley, pursuant to the requirements of Section 156.072 of the Huntley Zoning Ordinance.

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

30 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 petitioners will comply with all final engineering plan review comments by the Village Engineer and Development Services Department.

35 3. The Village of Huntley will require adherence to Illinois drainage law and best management practices for stormwater management.

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 permits are approved as part of this submittal.

40 Mr. Reiche stated LDI Industries needs the additional space for inventory of manufactured equipment.

Commissioner Hahn had concerns regarding there being adequate maneuvering space for trucks in the area on the southeast portion of the site adjacent and wanted to know what would be stored in the proposed equipment storage area enclosure.

45 Mr. Reiche assured the Plan Commission that there was adequate space for trucks to turnaround in the area referenced by Commissioner Hahn. Mr. Reiche noted that materials for recycling would be stored in the enclosed area.

50 No other questions or concerns were raised regarding the petitioner's request.

**A MOTION was made to recommend approval of Petition No. 14-7.2 - Reiche Construction Inc.,**

petitioner, and LDI Industries, owner, 12901 Jim Dhamer Drive – Requesting Site Plan Review for a ±12,600 square foot building addition and related site improvements in accordance with the site plan that has been submitted to, and is on file with, the Village of Huntley, pursuant to the requirements of Section 156.072 of the Huntley Zoning Ordinance subject to the following conditions:

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3. The Village of Huntley will require adherence to Illinois drainage law and best management practices for stormwater management.
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5. No building plans or permits are approved as part of this submittal.
6. No sign permits are approved as part of this submittal.

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

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8. Discussion

Director Nordman stated that the next Plan Commission meeting is scheduled Monday, July 28, 2014 at 6:30 p.m.

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9. Adjournment

**At 7:04 pm, a MOTION was made to adjourn the July 14, 2014 Plan Commission meeting.**

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

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Respectfully submitted,

*James Williams*

Planner

Village of Huntley

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