

**VILLAGE OF HUNTLEY**  
**PLAN COMMISSION MEETING**  
Monday, September 28, 2020  
MINUTES

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**CALL TO ORDER**

Chairman Tom Kibort called to order the Village of Huntley Plan Commission meeting for September 28, 2020 at 6:53 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 Kibort led the Pledge of Allegiance.

**ROLL CALL**

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**PLAN**

**COMMISSIONERS:** Commissioners Terra DeBaltz, Ron, Hahn, Lori Nichols, Darci Chandler, Robert Chandler, Vice Chair Dawn Ellison, and Chairman Tom Kibort.

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**COMMISSIONERS**

**ABSENT:** None

**ALSO PRESENT:** Director of Development Services Charles Nordman and Development Manager Margo Griffin

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4. **Public Comments** None.

5. **Approval of Minutes**

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A. Approval of the September 14, 2020 Plan Commission Meeting Minutes

No additions or corrections were noted.

**A MOTION was made to approve the September 14, 2020 Plan Commission Meeting Minutes.**

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**MOVED:** Vice Chair Dawn Ellison

**SECONDED:** Commissioner Darci Chandler

**AYES:** Commissioners Terra DeBaltz, Robert Chandler, Vice Chair Dawn Ellison, and Chairman Tom Kibort

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**NAYS:** None

**ABSTAIN:** Commissioners Ron Hahn and Lori Nichols

**MOTION CARRIED 5:0:2**

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6. Petition(s)

A. Petition No. 20-09.04, Wenzak, Inc., as petitioner, and Drendel Enterprises, LLC, as owner, 13240 S. IL Route 47, Request is for consideration of a Special Use Permit and any necessary relief for a Wendy's restaurant with a Drive-Through in accordance with the site plan that has been submitted to, and is on file with, the Village of Huntley, pursuant to the Huntley Zoning Ordinance, including specifically Section 156.204 et. seq.

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Chairman Kibort announced Director Nordman would be giving a PowerPoint presentation to review the petition.

Director Nordman reviewed a PowerPoint presentation and began with an overview of the project.

Director Nordman stated Wendy's restaurant is proposing to open in the vacant restaurant space in Drendel's Corner, 13240 Route 47, which has been previously occupied by Denny's and Culver's. Wendy's will utilize the existing drive-through in its current configuration and no changes are proposed to the site plan. The original site plan for the gas station and restaurant with a drive-through was approved by the Village Board on May 27, 1999.

Director Nordman stated the existing building footprint will not be altered for Wendy's. Proposed facade changes include painting the existing roof dark bronze, new signage, painting the existing fascia red at the east and west gables, and adding EIFs to a portion of the north facade that is currently brick.

#### STAFF ANALYSIS

Director Nordman stated a drive-through is required to provide adequate stacking distance for a minimum of ten (10) vehicles (Zoning Ordinance, Section 156.060 (D)(4)). The existing drive-through provides stacking for 11 vehicles (from the pick-up window to the start of the drive-through lane).

#### *Parking*

Director Nordman reviewed the parking. The existing site provides 66 parking spaces for both the restaurant space and the gas station's convenience store. At the time the site plan was approved in 1999 it was determined that 46 parking spaces were required for the restaurant (90 seats) and gas station. Wendy's is proposing 88 seats, therefore, requiring no additional parking.

#### *Signage*

Director Nordman stated the proposed signage for the restaurant includes three (3) wall signs and two (2) ground signs. The proposed wall signs will be installed on the north, west, and east building elevations in the same location as previous wall signs for Culver's and Denny's. The proposed signs on the north and west elevations will have an area of ±21.67 square feet and the sign on the east elevation will have an area of ±32.49 square feet.

The proposed ground signs include re-facing the existing monument sign with a "Wendy's" sign panel and constructing a second ground sign closer to Route 47. The new ground sign is proposed to be constructed of brick to match the building with a stone cap. The sign will be 5'-4" in height and the Wendy's sign face and logo will have an area of ±13.88 square feet. Relief is required to allow a second ground sign to be located on the property.

Director Nordman stated the two (2) proposed directional signs for the drive-through will be installed in the same locations as the previous drive-through signage used for Culver's. Each directions sign will have an area of ±2.16 square feet and brick base to match the building.

#### Special Use Permit

Director Nordman reviewed the requirements 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 (*The petitioner's responses to the standards were provided as an exhibit labeled project narrative*):

- (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

Director Nordman stated the petitioner requests a motion of the Plan Commission, to recommend approval of Petition No. 20-09.04, Requesting approval of a Special Use Permit and any necessary relief for a Wendy's restaurant with a Drive-Through to be located at 13240 S. IL Route 47.

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

1. A landscape plan shall be submitted for the proposed landscaping at the base of the new ground sign. The landscape plan shall be reviewed and approved by Development Services Department staff prior to the issuance of a sign permit for the ground sign.
2. The damaged parking lot light fixture at the Oak Creek Parkway entrance to the property shall be repaired prior to the issuance of a certificate of occupancy for the restaurant.
3. No building plans or permits are approved as part of the submittal.
4. No sign permits are approved as part of the submittal.

Director Nordman concluded his PowerPoint presentation and informed Chairman Kibort that the petitioner's architect, Luis Monyoya of Wallin Gomez Architects, was in attendance and ready to answer any questions from the Plan Commission.

Chairman Kibort thanked Director Nordman and requested a motion to open the Public Hearing.

**A MOTION was made to open the public hearing to consider Petition No. 20-09.04**

<b>MOVED:</b>	<b>Commissioner Darci Chandler</b>
<b>SECONDED:</b>	<b>Commissioner Terra DeBaltz</b>
<b>AYES:</b>	<b>Commissioners Darci Chandler, Ron Hahn, Lori Nichols, Robert Chandler, Terra DeBaltz, Vice Chair Dawn Ellison, and Chairman Tom Kibort</b>
<b>NAYS:</b>	<b>None</b>
<b>ABSTAIN:</b>	<b>None</b>
<b>MOTION CARRIED</b>	<b>7:0:0</b>

Chairman Kibort stated that as this is a public hearing, anyone wishing to testify must be sworn in and asked those wishing to please raise their right hand. He then swore in Luis Montoya and Director Nordman.

Chairman Kibort asked Mr. Montoya if he had anything to add.

Mr Montoya stated Director Nordman had done a good job of reviewing the petition and thanked him and Manger Griffin for their work on the project. Mr. Montoya stated he was happy to answer any questions from the Plan Commission.

Chairman Kibort asked if there was anyone in attendance wishing to add public comments. There were no public comments.

Chairman Kibort then asked for comments or questions from the Commission.

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Commissioner Robert Chandler stated he had no issues with the Wendy's proposal. It made sense to him the changes which were presented and was happy to see the vacant space filled up.

Darci Chandler stated she was in favor of the proposal as it was presented.

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Commissioner Ron Hahn had no issues and was in favor of the project. He said he agreed with Commissioner Robert Chandler in recognizing a good use for a vacant space.

Vice Chair Dawn Ellison had no issues with the project. She added it was a great location for Wendy's.

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Chairman Tom Kibort was in favor of the project and stated he and his family look forward to visiting once it opens.

Commissioner Terra DeBaltz stated she was in favor of the project and looked forward to having additional options in Huntley.

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Commissioner Lori Nichols agreed with everyone and was in favor of a positive recommendation for the project.

There were no further comments from the Commission.

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Chairman Kibort requested a motion to close the public hearing.

**A MOTION was made to close the public hearing to consider Petition No. 20-09.04.**

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<b>MOVED:</b>	<b>Commissioner Robert Chandler</b>
<b>SECONDED:</b>	<b>Commissioner Terra DeBaltz</b>
<b>AYES:</b>	<b>Commissioners Darci Chandler, Ron Hahn, Lori Nichols, Robert Chandler, Terra DeBaltz, Vice Chair Dawn Ellison, and Chairman Tom Kibort</b>
<b>NAYS:</b>	<b>None</b>
<b>ABSTAIN:</b>	<b>None</b>
<b>MOTION CARRIED</b>	<b>7:0:0</b>

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Chairman Kibort requested a motion to approve the petition.

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**A MOTION was made to approve Petition No. 20-09.04, Wenzak, Inc., as petitioner, and Drendel Enterprises, LLC, as owner, 13240 S. IL Route 47, Request is for consideration of a Special Use Permit and any necessary relief for a Wendy's restaurant with a Drive-Through in accordance with the site plan that has been submitted to, and is on file with, the Village of Huntley, pursuant to the Huntley Zoning Ordinance, including specifically Section 156.204 et. seq., subject to the following conditions:**

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1. **A landscape plan shall be submitted for the proposed landscaping at the base of the new ground sign. The landscape plan shall be reviewed and approved by Development Services Department staff prior to the issuance of a sign permit for the ground sign.**
2. **The damaged parking lot light fixture at the Oak Creek Parkway entrance to the property shall be repaired prior to the issuance of a certificate of occupancy for the restaurant.**
3. **No building plans or permits are approved as part of the submittal.**
4. **No sign permits are approved as part of the submittal.**

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**MOVED:** Commissioner Ron Hahn  
**SECONDED:** Commissioner Robert Chandler  
**AYES:** Commissioners Darci Chandler, Ron Hahn, Lori Nichols, Robert Chandler, Terra DeBaltz, Vice Chair Dawn Ellison, and Chairman Tom Kibort  
5 **NAYS:** None  
**ABSTAIN:** None  
**MOTION CARRIED** 7:0:0

7. Discussion

10 Director Nordman stated the next regularly scheduled Plan Commission meeting is Monday, October 12, 2020, and there is currently one petition on the agenda.

8. Adjournment

15 **At 7:08 pm, a MOTION was made to adjourn the September 28, 2020 Plan Commission meeting.**

**MOVED:** Vice Chair Dawn Ellison  
**SECONDED:** Commissioner Lori Nichols  
20 **AYES:** Commissioners Darci Chandler, Ron Hahn, Lori Nichols, Robert Chandler, Terra DeBaltz, Vice Chair Dawn Ellison, and Chairman Tom Kibort  
**NAYS:** None  
**ABSTAIN:** None  
**MOTION CARRIED** 7:0:0

25 Respectfully submitted,  
*Margo Griffin*  
Development Manager  
Village of Huntley